THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 09/19/08 15:32 7 pgs
Fees:38.00 Taxes:6526.80
20080919-0096008

File No. 21552-5
Box 14-A

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| MDN, LLC<br>255 Indian Ridge Road<br>Blaine, TN 37709 | New Owner | Map 161<br>Parcel 093 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AFFORDABLE HOUSING RESOURCES, INC.,** a Tennessee corporation, as to a one-half undivided interest, **and J2K BUILDERS, LLC,** a Tennessee limited liability company, as to a one-half undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MDN, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, said real estate being more particularly described on the attached Exhibit "A", together with all right, title, and interest of Grantors in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

BEING part of the same property conveyed to Affordable Housing Resources, Inc., a Tennessee corporation, by General Warranty Deed dated April 17, 2001, from Hickory Heights Partners, L.P., a Tennessee limited partnership, of record in Instrument No. 20010425-0040991, Register's Office for Davidson County, Tennessee. And further conveyed to Affordable Housing Resources, Inc., a Tennessee corporation, a 1/2 undivided interest, and James T. McLean, Sr., James T. McLean, Jr., and Kerry S. McLean, a 1/2 undivided interest, by Quitclaim Deed dated June 26, 2001, from Affordable Housing Resources, Inc., a Tennessee corporation, of record in Instrument No. 20010627-0068091, Register's Office for Davidson County, Tennessee. The said James T. McLean, Sr., James T. McLean, Jr., and Kerry McLean, further conveyed their 1/2 undivided interest to McL-R, a partnership composed of James T. McLean, Sr., and James T. McLean, Jr., and Kerry McLean, by Quitclaim Deed dated November 1, 2006, of record in Instrument No. 20061103-0137365, said Register's Office. McL-R further conveyed its1/2 undivided interest to J2K Builders, LLC, a Tennessee limited liability company; by Quitclaim Deed of record in Instrument Number 20080919 0096007, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on

**Exhibit "B"**; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 16th day of September, 2008.

Affordable Housing Resources, Inc.
a Tennessee corporation

By: _____
Frank Latimer, Director

J2K Builders, LLC
A Tennessee limited liability company

By: _____
James T. McLean, Sr., Member

By: _____
James T. McLean, Jr., Member

By: _____
Kerry McLean, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,764,000.00.

_____
Affiant

Subscribed and sworn to before me this
16th day of September, 2008.

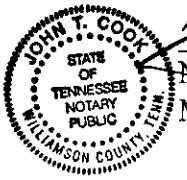
_____
Notary Public
My commission expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Frank Latimer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director of Affordable Housing Resources, Inc., a Tennessee corporation, and who further acknowledged that he, as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Director for the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of September, 2008.

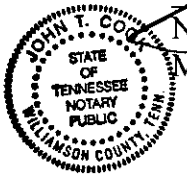



Notary Public
My commission expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James T. McLean, Sr., James T. McLean, Jr., and Kerry McLean with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of J2K Builders, LLC, a Tennessee limited liability company, and who further acknowledged that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Members for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of September, 2008.




Notary Public
My commission expires: 3/22/09

Exhibit "A"
Legal Description

DEED DESCRIPTION
ROSE MONTE – PHASE 2
MAP 161, PORTION OF PARCEL 93.00
DAVIDSON COUNTY, TENNESSEE
FOR JIM MCLEAN
W & A FILE NO.: 136-0206

PROPERTY LOCATED IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 3 ON THE PLAN OF HICKORY COMMERCIAL PARK, SECTION ONE, AS OF RECORD IN PLAT BOOK 6900, PAGE 806, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING*** AT AN IRON ROD (OLD) ON THE WESTERN MARGIN OF ZERMATT AVENUE (50 FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE VALLEY BROOK LIMITED PARTNERSHIP PROPERTY, AS OF RECORD IN DEED BOOK 9185, PAGE 51, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, FOLLOWING SAID WESTERN MARGIN OF ZERMATT AVENUE ***SOUTH 23 DEGREES 19 MINUTES 08 SECONDS WEST, 333.01 FEET*** TO AN IRON ROD (OLD); THENCE, FOLLOWING A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF ***12 DEGREES 15 MINUTES 05 SECOND***, A RADIUS OF ***641.44 FEET***, AN ARC LENGTH OF ***137.16 FEET***, A TANGENT OF ***68.84 FEET*** AND A CHORD BEARING AND DISTANCE OF ***SOUTH 17 DEGREES 11 MINUTES 35 SECONDS WEST, 136.90 FEET*** TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, LEAVING SAID WESTERN MARGIN OF ZERMATT AVENUE AND FOLLOWING A NEW LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF ***91 DEGREES 53 MINUTES 03 SECONDS***, A RADIUS OF ***25.00 FEET***, AN ARC LENGTH OF ***40.09 FEET***, A TANGENT OF ***25.84 FEET*** AND A CHORD BEARING AND DISTANCE OF ***NORTH 34 DEGREES 52 MINUTES 29 SECONDS WEST, 35.93 FEET*** TO AN IRON ROD (NEW); THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF ***03 DEGREES 47 MINUTES 46 SECONDS***, A RADIUS OF ***222.00 FEET***, AN ARC LENGTH OF ***14.71 FEET***, A TANGENT OF ***7.36 FEET*** AND A CHORD BEARING AND DISTANCE OF ***NORTH 82 DEGREES 42 MINUTES 54 SECONDS WEST, 14.71 FEET*** TO AN IRON ROD (NEW); THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF ***22 DEGREES 22 MINUTES 27 SECONDS***, A RADIUS OF ***28.00 FEET***, AN ARC LENGTH OF ***10.93 FEET***, A TANGENT OF ***5.54 FEET*** AND A CHORD BEARING AND DISTANCE OF ***NORTH 73 DEGREES 25 MINUTES 34 SECONDS WEST, 10.86 FEET*** TO AN IRON ROD (NEW); THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF ***28 DEGREES 06 MINUTES 23 SECONDS***, A RADIUS OF ***25.00 FEET***, AN ARC LENGTH OF ***12.26 FEET***, A TANGENT OF ***6.26 FEET*** AND A CHORD BEARING AND DISTANCE OF ***NORTH 76 DEGREES 17 MINUTES 31 SECONDS WEST, 12.14 FEET*** TO AN IRON ROD (NEW); THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF ***19 DEGREES 36 MINUTES 50 SECONDS***, A RADIUS OF ***227.00 FEET***, AN ARC LENGTH OF ***77.71 FEET***, A TANGENT OF ***39.24 FEET*** AND A CHORD BEARING AND DISTANCE OF ***SOUTH 79 DEGREES 50 MINUTES 53 SECONDS WEST, 77.33 FEET*** TO AN IRON ROD (NEW); THENCE, ***SOUTH 70 DEGREES 02 MINUTES 28 SECONDS WEST, 185.55 FEET*** TO AN IRON ROD (NEW); THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF ***25 DEGREES 15 MINUTES 47 SECONDS***, A RADIUS OF ***248.00 FEET***, AN ARC LENGTH OF ***109.35 FEET***, A TANGENT OF ***55.58 FEET*** AND A CHORD BEARING AND DISTANCE OF ***SOUTH 82 DEGREES 40 MINUTES 22 SECONDS***

***WEST, 108.47 FEET*** TO AN IRON ROD (NEW); THENCE, ***NORTH 84 DEGREES 41 MINUTES 45 SECONDS WEST, 26.58 FEET*** TO AN IRON ROD (NEW); THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF ***90 DEGREES 00 MINUTES 00 SECONDS***, A RADIUS OF ***25.00 FEET***, AN ARC LENGTH OF ***39.27 FEET***, A TANGENT OF ***25.00 FEET*** AND A CHORD BEARING AND DISTANCE OF ***SOUTH 50 DEGREES 18 MINUTES 15 SECONDS WEST, 35.36 FEET TO*** AN IRON ROD (NEW); THENCE, ***SOUTH 05 DEGREES 18 MINUTES 15 SECONDS WEST, 5.00 FEET*** TO AN IRON ROD (NEW); THENCE, ***NORTH 84 DEGREES 41 MINUTES 45 SECONDS WEST, 46.00 FEET*** TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, ***NORTH 05 DEGREES 18 MINUTES 15 SECONDS EAST, 413.46 FEET*** TO AN IRON ROD (NEW); THENCE, ***NORTH 84 DEGREES 41 MINUTES 45 SECONDS WEST, 154.26 FEET*** TO AN IRON ROD (NEW) ON THE EASTERN BOUNDARY OF THE MISSION BRENTWOOD,DST PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 20061011-0126590; THENCE, LEAVING SAID NEW LINE AND FOLLOWING SAID EASTERN BOUNDARY OF SAID MISSION BRENTWOOD, DST PROPERTY ***NORTH 07 DEGREES 51 MINUTES 43 SECONDS EAST, 289.91 FEET*** TO AN IRON ROD (OLD); THENCE, ***NORTH 04 DEGREES 50 MINUTES 00 SECONDS EAST, 125.13 FEET*** TO AN IRON ROD (OLD); THENCE, ***NORTH 00 DEGREES 47 MINUTES 00 SECONDS EAST, 38.49 FEET*** TO AN IRON ROD (OLD), SAID IRON ROD BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, LEAVING SAID EASTERN BOUNDARY OF THE MISSION BRENTWOOD, DST PROPERTY AND FOLLOWING A NEW LINE ***SOUTH 88 DEGREES 16 MINUTES 06 SECONDS EAST, 221.89 FEET*** TO AN IRON ROD (OLD) ON THE WESTERN BOUNDARY OF SAID VALLEY BROOK LIMITED PARTNERSHIP PROPERTY; THENCE, LEAVING SAID NEW LINE AND FOLLOWING SAID WESTERN BOUNDARY OF THE VALLEY BROOK LIMITED PARTNERSHIP PROPERTY ***SOUTH 01 DEGREES 36 MINUTES 32 SECONDS WEST, 259.12 FEET*** TO AN IRON ROD (OLD), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID VALLEY BROOK LIMITED PARTNERSHIP PROPERTY; THENCE, LEAVING SAID WESTERN BOUNDARY OF THE VALLEY BROOK LIMITED PARTNERSHIP PROPERTY AND FOLLOWING THE SOUTHERN BOUNDARY OF THE VALLEY BROOK LIMITED PARTNERSHIP PROPERTY ***SOUTH 82 DEGREES 19 MINUTES 41 SECONDS EAST, 450.00 FEET*** TO AN IRON ROD (OLD); THENCE, ***SOUTH 66 DEGREES 40 MINUTES 52 SECONDS EAST, 100.00 FEET*** TO THE POINT OF BEGINNING.

CONTAINING ***388,205 SQUARE FEET*** OR ***8.91 ACRES***.

The above description was prepared from a boundary survey of RoseMonte PUD - Phase II prepared by Wamble & Associates, PLLC, Jimmy C. Yates, Tennessee R.L.S. No. 1597 dated November 30, 2006, revised September 18, 2008.

INCLUDED WITHIN THE ABOVE LEGAL DESCRIPTION (AND NOT EXCLUDED THEREFROM) BUT SEPARATELY DESCRIBED BELOW FOR CLARITY AND COMPLETENESS ARE THE FOLLOWING DESCRIBED UNITS AND COMMON AREA:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. 201 THROUGH AND INCLUDING 272 TOGETHER WITH THE PRIVATE ELEMENTS APPURTENANT THERETO, TOGETHER WITH ALL COMMON AREAS AND STREETS ON THE PLAN OF ROSEMONTE, PHASE 2 (HEREINAFTER REFERRED TO AS THE "PLAN"), A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY MASTER DEED OF ROSEMONTE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20051117-0138877, AND FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES OF RECORD IN INSTRUMENT NO. 20070517-0059078, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE. REFERENCE IS HEREBY MADE TO THE PLAN OF ROSEMONTE TOWNHOMES, SHOWN ON EXHIBIT "B"

TO THE FIRST AMENDMENT TO MASTER DEED OF ROSEMONTE TOWNHOMES OF RECORD AS INSTRUMENT NO. 20070517-0059078, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.

THE ABOVE DESCRIBED UNITS AND COMMON AREA HAVE BEEN SEPARATELY DESCRIBED IN RECOGNITION OF THE CIRCUMSTANCE THAT THE PLAN OF SUCH UNITS AND COMMON AREAS HAS BEEN RECORDED AS INSTRUMENT NO. 20070517-0059078 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NOTHING HEREIN IS INTENDED TO CANCEL OR TERMINATE THE EFFECTIVENESS OF THE SAID PLAN AND THE SAME IS HEREBY EXPRESSLY RE-AFFIRMED. THE SEPARATE DESCRIPTION OF THE PROPERTIES DESCRIBED ABOVE IS INTENDED TO BE COMPLETE AND COMPREHENSIVE.

Exhibit "B"
Permitted Exceptions

(a) Taxes for the year 2008 and subsequent years, not yet due and payable.

(b) The Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20070517-0059078, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(c) Master Deed and By-Laws of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.

(d) Charter of RoseMonte Townhomes Owner's Association, Inc., of record in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.

(e) Grant of Transmission Line Easement, of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee.

(f) Permanent Easement and Right-of-Way for Street Purposes, of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.

(g) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6710, Page 495, Register's Office for Davidson County, Tennessee.

(h) Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument No. 20020919-0114212, Register's Office for Davidson County, Tennessee.

(i) Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee.

(j) All matters shown on the Plan of record in Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

(k) All matters shown on the Boundary Plat of record in Instrument No. 20021107-0137236, said Register's Office.