Box 14A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John E. Biord and Deborah A. Biord	New Owner	Map/Parcel -
1607 Horton Avenue		104080C00400CO
Nashville, TN 37212		13297 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Southern Land Acquisitions, Inc., Trustee of Progress Land Trust** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John E. Biord and wife, Deborah A. Biord** (The "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Davidson County DEEDWARR
Recvd: 09/24/08 09:50 3 pgs
Fees:18.00 Taxes:1100.75

20080924-0097045

See Exhibit A for Legal Description

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PEABODY SQUARE, as recorded in Plat Book 6250, Page(s) 177, said Register's Office.
3. Terms and provisions of by-Laws of Peabody Square Homeowners Association recorded in Book 6404, Page 573, amended in Book 6653, Page 897, said Register's Office.
4. Charter of Homeowners Association recorded in Book 6537, Page 454, said Register's Office.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PEABODY SQUARE Condominium of record in Book 6404, Page 545 , as amended by instrument(s) of record in Book 6527, Page 254; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, said Register's Office.

This is improved property commonly known as: 1607 Horton Avenue, Nashville, TN 37212

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $297,500.00

Jennifer L. Johnson
Affiant

Subscribed and sworn to before me this 22 day of September, 2008

My Commission Expires: 3/22/09

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of September, 2008.

Progress Land Trust

By: Southern Land Acquisitions, Inc., as Trustee

By: _____
Robert John Notestine, III, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Robert J. Notestine, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of SOUTHERN LAND ACQUISITIONS, INC., a Tennessee corporation (the "INC"), and who further acknowledged the INC, to be the Trustee of **PROGRESS LAND TRUST,** the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the INC by himself as such President, said INC signing as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 2008.

_____
Notary Public

My Commission Expires 01/09/2012

My Commission Expires: _____

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 as specified on the Plat shown in the Master Deed, on the Plan of Peabody Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Peabody Square Condominiums, of record in Book 6404, Page 545, and as amended in Book 6653, Page 897, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Peabody Square Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Book 6404, Page 545, and as amended in Book 6653, Page 897, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to J. Melville Armstrong and wife, Kay W. Armstrong , by Deed from Aberdeen Properties, Inc., of record in Book 6529, Page 17, and further conveyed to Vern Dant by Quitclaim Deed from Melville Armstrong and Kay W. Armstrong of record in Book 10123, Page 897, and further conveyed to Southern Land Acquisitions, Inc., Trustee of the Progress Land Trust with full power and authority to mortgage, encumber, and convey interest without joinder of any beneficiary by Quitclaim Deed from Auvergne D'Antignac, a/k/a Vern Dant, of record in Instrument No. 20070720-0086786, Register's Office for Davidson County, Tennessee.