THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28179-12-2008** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me this 31st day of December, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: W. E. Ezell 615 Belle Meade Blvd. #120 Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 010 11100 (part of)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HMJ Developers, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. E. Ezell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 114 Heady Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of December, 2008.

HMJ Developers, LLC

BY: _____
Hugh C. Howser, Jr.
Member

Davidson County DEEDWARR
Recvd: 01/22/09 15:50 2 pgs
Fees:13.00 Taxes:2867.50
20090122-0005691

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH C. HOWSER, JR., with whom I am acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of HMJ Developers, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 31st day of December, 2008.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Belle Meade Highlands Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20081205-0117842, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 24, Block J, on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2 of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HMJ Developers, LLC, a Tennessee limited liability company, by deed dated 10/08/07 from William R. Hostettler and wife, Monice M. Hostettler of record in Instrument No. 20071012-0121477, Register's office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2007, PAID.
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
4. Declaration of Covenants, Conditions By-Laws and Restrictions for Belle Meade Highlands Townhomes, of record in Instrument No. 20081205-0117842, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Charter of Incorporation of Belle Meade Highlands Townhomes, Inc. of record in Instrument No. 20081205-0117843, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1130, pages 71 & 72, Register's Office for Davidson County, Tennessee.