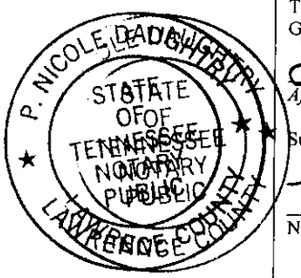
File Box 36

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $317,900.00.

Affiant

Subscribed and sworn to me on April 20, 2009.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23885SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zimbo, LLC 1901 W. 47th Street, Ste 200 Westwood, KS 66205	SAME AS NEW OWNERS	105-10-C-738 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elite Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Zimbo, LLC, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit located in Davidson, Tennessee, being Unit 738 of Wedgewood Park, Phase 2, a condominium, as set forth in the First Supplement to the Master Deed for Wedgewood Park Annexing Phase 2 Property, of record as Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B-1, B-2 and B-3 therein. Said First Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "B-3" of said First Supplement, as amended.

Being part of the same property conveyed to Elite Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from New Urban Village Development, Inc., a Tennessee Corporation of record as 20070730-0090188, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

BILL GARRETT, Davidson County
Trans:T20090026276 DEEDWARR
Recvd: 04/21/09 14:06 3 pgs
Fees:18.00 Taxes:1176.23
20090421-0036193

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Assignment of Developer's Rights of record as Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096, Register's Office for Davidson County, Tennessee; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838 and Instrument No. 20060825-0105391, said Register's Office.
5. Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" of said Master Deed and as Instrument No. 20050524-0058684, Register's Office for Davidson County, Tennessee and Instrument No. 20050524-0058684, said Register's Office.
6. Stormwater detention agreement of record as Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.
7. Easement for Sanitary Sewer and/or storm drainage easement of record as Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.
8. Matters shown on plan of record as Exhibit "E 1" to Master Deed of record as Instrument No. 20050510-0052804 and Exhibits "B-1, B-2 and B-3", of record as Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 738 Wedgewood Park, Nashville, TN 37203.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on April 20, 2009.

Elite Homes, LLC,
a Tennessee Limited Liability Company

By: Peggy Krebs, Chief Manager
Peggy Krebs, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Peggy Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Chief Manager of Elite Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand, at ~~office, on~~ April 20, 2009.

P. NICOLE DAUGHTRY
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

P. Nicole Daughtry
NOTARY PUBLIC

My Commission Expires: 11/30/09