WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kudzu Real Estate, Inc.	New Owner	Map 133
2020 Fieldstone Parkway, S-900-203		Group 16-0-A
Franklin, TN 37069		Parcel 30.00-CO and 33.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Salbuck Enterprises, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kudzu Real Estate, Inc.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot Nos. D-8 and D-20 on the Plan of Harding Glen Condominiums (formerly Barcelona Condominiums) created under Title 66, Chapter 27, Section 101, et. seq. and amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6400, page 801, amended in Book 11509, page 965, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Salbuck Enterprises, LLC, a Tennessee limited liability company by Quitclaim Deed from Sallye P. Barnes, of record in Instrument 20070529-0063254, said Register's Office.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) Land Use Restriction Agreement of record in Book 10053, page 822, said Register's Office, (3) Charter for Homeowner's Association of record in Book 6400, page 581, said Register's Office; and (4) Restrictive Covenants and By-Laws in Book 6400, page 844; Book 9723, page 68; Book 11509, page 966; Book 6400, page 801; Book 9397, page 814; Book 11509, page 965; and Instr. 20010329-0030288, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 270 Tampa Drive #D-8 & D-20, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 24th day of July, 2009.

Salbuck Enterprises, LLC

BY: Walter E. Phillips, Jr.

Walter E. Phillips, Jr.

BILL GARRETT, Davidson County
Trans:T20090050730 DEEDWARR
Recvd: 07/28/09 09:26 2 pgs
Fees:13.00 Taxes:92.50

20090728-0070508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Walter E. Phillips, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his acknowledged himself to be the President of Salbuck Enterprises, LLC, the within named bargainer, and limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Walter E. Phillips, Jr. as such President.

Witness my hand and official seal this 24th day of July, 2008.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.