This instrument was prepared by:
Bryan D. Spicer
Bridgehouse Title, PLLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067
Tel: (615) 771-7969

BILL GARRETT, Davidson County
Trans:T20090062325 DEEDQC
Recvd: 09/11/09 10:11 11 pgs
Fees:57.00 Taxes:0.00
20090911-0085099

FROM:	GRASSMERE DEVELOPMENT COMPANY, LLC, f/k/a Heath Oakcrest, LLC **Grantor**
TO:	THE RESTORATION GROUP, LLC **Grantee**

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
The Restoration Group, LLC Attn.: Bryan D. Spicer, its Registered Agent 342 Cool Springs Blvd., Suite 202 Franklin, Tennessee 37067	(new owner)	133 14 0A 052.00 133 14 0A 038.00 133 14 0A 033.00 133 14 0A 047.00 133 14 0A 053.00 133 14 0A 056.00 133 14 0A 051.00 133 14 0A 042.00 133 14 0A 001.00 133 14 0A 036.00 133 14 0A 037.00 133 14 0A 048.00 133 14 0A 055.00 133 14 0A 039.00 133 14 0A 046.00 133 14 0A 049.00 133 14 0A 057.00 133 14 0A 041.00 133 14 0A 045.00 133 14 0A 004.00 133 14 0A 058.00 133 14 0A 032.00 133 14 0A 054.00 133 14 0A 050.00 133 14 0A 044.00 133 14 0A 043.00 133 14 0A 031.00 133 14 0A 034.00 133 14 0 096.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 10th day of September, 2009.

CAROL L. McARTHUR
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires July 25, 2012

Notary Public

My Commission Expires: July 25, 2012

WHEREAS:

A. By numerous and various Deeds and recorded as Instrument Numbers 20040512-0054789, 20040512-0054790, 20031208-0175947, 20041124-0141119 recorded at 20050307-0024866, 20041124-01411171, 20050216-0017687, 20041202-0143584, 20041201-0143074, 20050503-0049410, 20050902-0105734, 20060202-0013116, 20060403-0037351, 20060503-0051528, 20060524-0061131, 20060524-0061129, 20060705-0080425, 20060705-0080427, 20060703-0079073, 20060718-0086638, 20060726-0089943, and 20061024-0131557, Register's Office for Davidson County, Tennessee, Grassmere Development Company, LLC, f/k/a Heath Oakcrest, LLC (the "Grantor") acquired title to the properties described therein (the "Properties).

B. Grantor wishes to convey any and all rights, title and interests held by Grantor in and to the Properties, including but not limited to any and all contractual, statutory, equitable, redemption and common law rights, to The Restoration Group, LLC.

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby quitclaim and convey unto The Restoration Group, LLC (the "Grantee"), its heirs, successors and assigns, all of Grantor's right, title and interest, including but not limited to any and all contractual, statutory, equitable, redemption and common law rights, in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The Property is improved property known as Units B-17, B-18, C-8, D-6, B-20, C-1, C-5, C-6, C-9, D-8, A-4, D-9, B-13, D-5, D-1, C-4, C-3, B-12, B-15, A-1, C-2, D-3, D-2, D-7, D-4, C-7, B-14, B-19 of the Villages at Grassmere f/k/a as the Oakcrest Condominiums, located at 420 Elysian Fields Road, Nashville, Davidson County, Tennessee, 37211, and that parcel known as 454 Elysian Fields Road, Nashville, Davidson County, Tennessee, 37211, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Properties.

Witness my hand this 10th day of September, 2009.

GRANTOR:

Grassmere Development Company, LLC,
f/k/a Heath Oakcrest, LLC

By: _____
Stewart Heath, its Chief Manager

[NOTARY CERTIFICATION APPEARS ON FOLLOWING PAGE]

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me the undersigned, a Notary Public for said State and County, personally appeared Stewart Heath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Chief Manager of Grassmere Development Company, LLC, f/k/a Heath Oakcrest, LLC, the within named Grantor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Grassmere Development Company, LLC, f/k/a Heath Oakcrest, LLC, by himself as Chief Manager.

WITNESS my hand and seal this 10th day of September, 2009.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Units B-17, B-18, C-8 and D-6, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Warranty Deed from 4-J L.P., a Tennessee limited partnership to Heath Oakcrest, LLC as recorded on the 12th day of May, 2004 in Instrument No. 20040512-0054790; Quit Claim Deed from James N. Stansell and wife, Dolores R. Stansell to The 4-J L.P., a Tennessee Limited Partnership as recorded on the 27th day of May, 1994 in Book 9359, Page 365 and Warranty Deed from Mack C. Jolley and wife, Zola P. Jolley to 4-J LP, a Tennessee Limited Partnership as recorded on the 29th day of January, 2002 in Instrument Nos. 20020129-0012457, 20020129-0012458 and 20020129-0012456, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Units B-20, C-1, C-5, C-6, C-9, D-8 and A-4, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended in Book 9449, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Heath Oakcrest, LLC by Warranty Deed from Oakcrest Properties I, a Tennessee general partnership by and through its duly authorized General Partner, Richard J. Puncochar, recorded the 8th day of December, 2003 in Instrument No. 20031208-0175947, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Units D-9 and B-13, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Warranty Deed from Doge Properties, LLC to Heath Oakcrest, LLC as recorded on the 24th day of November, 2004 in Instrument No. 20041124-0141119 re-recorded at Instrument No. 20050307-0024866; Quitclaim Deed from

Michael Stanley, a married man to Doge Properties, LLC as recorded on the 4th day of March, 2004 in Instrument No. 20040304-0024642; Warranty Deed from James S. Sweeney, Sr., unmarried man, as Sole Heir of Rita E. Sweeney to Doge Properties, LLC, a Limited Liability Company as recorded on the 12th day of May, 2003 in Instrument No. 20030512-0063122; Warranty Deed from McKinley Fred Johnson, III to Doge Properties LLC as recorded on the 6th day of December, 2002 in Instrument No. 20021206-0150843 and Warranty Deed from Cason Dickinson, unmarried to Doge Properties LLC as recorded on the 9th day of September, 2002 in Instrument No. 20020909-0109239, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit D-5, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Raymond Bennett, Jr. to Heath Oakcrest, LLC as recorded on the 16th day of February, 2005 in Instrument No. 20050216-0017687 and Special Warranty Deed from Regions Bank to Raymond Bennett, Jr. as recorded on the 30th day of August, 2004 in Instrument No. 20040830-0104833, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit D-1, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Carson W. Beck to Heath Oakcrest, LLC as recorded on the 2nd day of December, 2004 in Instrument No. 20041202-0143584 and Warranty Deed from Henry C. Matthews and wife, Martha E. Matthews to Carson W. Beck as recorded on the 14th day of September, 1984 in Book 6381, Page 393, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit C-4, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Ronald Hubert Stewart, Jr., unmarried to Heath Oakcrest, LLC as recorded on the 1st day of December, 2004 in Instrument No. 20041201-0143074 and Warranty Deed from James M. Bristow and wife, Marie J. Bristow

to Ronald Hubert Stewart, Jr., unmarried as recorded on the 29th day of February, 1994 in Book 9260, Page 189, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit C-3, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Donald W. Comstock and wife, Margaret F. Comstock to Heath Oakcrest, LLC, a Tennessee Limited Liability Company as recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049410 and Warranty Deed from Richard Stuart Chambers to Donald W. Comstock and wife, Margaret F. Comstock as recorded on the 22nd day of June, 1982 in Book 5901, Page 478, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit B-12, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Andrew L. Spann to Heath Oakcrest, LLC, a Tennessee Limited Liability Company as recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105734 and Warranty Deed from William E. Oakes and wife, Jeannine N. Oakes to Andrew L. Spann as recorded on the 22nd day of August, 1997 in Book 10578, Page 744, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit B-15, OAKCREST CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Ronald L. Gregg, Sr. to Heath Oakcrest, LLC as recorded on the 2nd day of February, 2006 in Instrument No. 20060202-0013116 and Warranty Deed from Bonnie Oldfield unmarried to Ronald L. Gregg, Sr., married as recorded on the 16th day of May, 2001 in Instrument No. 20010516-0051005 re-recorded at Instrument No. 20020401-0039148, in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit No. A-l on the plan of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Heath Oakcrest, LLC by Deed from James H. Ledford and wife. Jo-Ann N. Ledford in instrument number 20060403-0037351, in the Register's Office of Davidson County, Tennessee.

and

The real property situated in Davidson County, Tennessee, described as follows, together with any and all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property:

Being Unit C-2 of Oakcrest Condominiums and as established by master deed of record in book 5884, page 960, said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-l of said master deed and shown according to the plat of record in book 5200, page 413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed from Donald L.Watts, Jr. to Heath Oakcrest, LLC in Instrument No. 20060503-0051528, in the Register's Office of Davidson County, Tennessee.

and

The real property situated in Davidson County, Tennessee, described as follows, together with any and all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property:

Being Unit D-3 of Oakcrest Condominiums created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by master deed of record in book 5884, page 960, said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-l of said master deed and shown according to the plat of record in book 5200, page 413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heath Oakcrest, LLC by deed from Julia N. Flit, of record in Instrument No. 20060524-0061131, in the Register's Office of Davidson County, Tennessee.

and

The real property situated in Davidson County, Tennessee, described as follows, together with any and all improvements, tenements, hereditaments and appurtenances, all easements serving or

benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property:

Being Unit D-2 of Oakcrest Condominiums and as established by master deed of record in book 5884, page 960, said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed and shown according to the plat of record in book 5200, page 413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed from Connie W. Witherow (formerly known as Connie W. Dietz) and husband, Todd Witherow to Heath Oakcrest, LLC as recorded in Instrument No. 20060524-0061129 in the Register's Office of Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit D-7 of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heath Oakcrest, LLC, a Tennessee limited liability company by Deed Charles J. Steiner and wife, Mitzi L. Steiner, of record in Instrument No. 20060705-0080425, Register's Office for Davidson County, Tennessee.

and

Land in Davidson County, Tennessee being Unit D-4 of Oakcrest Condominium created under Title 64, Sections 2701, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Heath Oakcrest, LLC by Deed from Barbara Von Haberstroh, of record in Instrument No. 20060705-0080427, and as rerecorded in Instrument No. 20060720-0087875, Register's Office for Davidson County, Tennessee.

and

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. C-7 in a Horizontal Property Regime as shown on the condominium site plan of Oakcrest Condominiums, as of record in Plat Book 5200, page 413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heath Oakcrest, LLC, of record in Instrument No. 20060703-0079073, Register's Office for Davidson County, Tennessee.

and

Land in Davidson County, Tennessee, being Unit B-14 of Oakcrest Condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, page 960, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 said Master Deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Heath Oakcrest, LLC, a Tennessee limited liability company by Deed from Elizabeth Bryant and Lisa A. Bryant, of record in Instrument No. 20060718-0086638, Register's Office for Davidson County, Tennessee.

and

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. B-19 in a Horizontal Property Regime of Oakcrest Condominium of record in Plat Book 5200, Page 413, said register's Office, to which plan reference is made for a more complete description.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water electrical, telephone and other utility easements now or hereafter established over, through, or upon the land the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime Of Oakcrest Condominium, as of record in Plat Book 5200, Page 413; Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939; Charter of record in Book 5885, Page 13, and Book 5860, Page 931; and By-Laws of record in Book 5884, Page 996, said Register's Office.

Being the same property conveyed to Heath Oakcrest, LLC by deed from Jennifer M. Montenegro, unmarried, a one-half undivided interest, and Emma Montenegro and husband, Marco Montenegro, a one-half undivided interest of record in Instrument No. 20060726-0089943, Register's Office for Davidson County, Tennessee.
and

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at a concrete marker in the north line of Elysian Fields Road, which is the common corner of the Oakcrest Condominiums as in Plat Book 5200, page 413, RODC, and also in Plat Book 7900, page 227, RODC, and the herein property conveyed. Thence, running south along said ROW line 55° 18' 56" W 283.37 feet to iron pin set which is the south corner of the herein described property; thence, north 48° 40' 34" 270.35 feet to a concrete marker; thence, N

81° 35' 14" W 180.03 feet to an iron pin; thence N 81 degrees 33' 44" W 23.23 feet to an iron pin; thence N 81 degrees 57' 51" W 15.40 feet to an iron pin and a large ash. This being the common corner of the herein described property and the Cumberland Museum and Science Center as recorded in Book 6008, page 856, RODC. Thence, N 49° 00' 11" E 825.18 feet to a point in said line; thence S 40° 52' 29" E 166.43 feet to a point in the boundary line of the Oakcrest Condominiums and the herein described property and also the common corner of Lot 2 on said Plat of the K.B. Everly Subdivision. Thence, S 49° 08' 00" W 369.06 feet to an iron pin. This being the northwest corner of the Oakcrest Condominiums parcel. Thence, S 41° 42' 36" E 299.44 feet to the point of beginning.

Being the same property conveyed to Heath Oakcrest, LLC n/k/a Grassmere Development Company, LLC, by warranty deed from S & A Construction, LLC, a Tennessee limited liability company, filed as Instrument No. 20061024-0131557, Register's Office for Davidson County, Tennessee.