PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

GENERAL WARRANTY DEED

This instrument was prepared by Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
Derek W. Edwards Stephanie P. Edwards 600 Belle Park Circle Nashville, TN 37205	New Owner	130-13-0-A-00100CO

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $380,000.00.

Affiant

Sworn to and subscribed before me this 16th day of November, 2009.

Notary Public

My commission expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, Fortuna Asset Partners, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said Derek W. Edwards and wife, Stephanie P. Edwards, as tenants by the entireties, (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is __improved __X__unimproved property known as: 600 Belle Park Circle, Nashville, TN 37205.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

BILL GARRETT, Davidson County
Trans:T20090078402 DEEDWARR
Recvd: 11/18/09 09:44 4 pgs
Fees:23.00 Taxes:1406.00
20091118-0106095

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 16th day of November, 2009.

GRANTOR: FORTUNA ASSET PARTNERS,
a Tennessee general partnership

BY: **Terry Rasmussen, Chief Manager**
Of Development Consultants, LLC
Authorized Partner of Fortuna Asset Partners, A Tennessee general partnership

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Terry Rasmussen, Chief Manager of Development Consultants, LLC, Authorized Partner of Fortuna Asset Partners, a Tennessee general partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Chief Manager of Development Consultants, LLC, Authorized Partner of Fortuna Asset Partners, a Tennessee general partnership,** the within bargainor, and corporation, and that he as such **Chief Manager of Development Consultants, LLC, Authorized Partner of Fortuna Asset Partners, a Tennessee general partnership**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Before me, the undersigned, a Notary Public of said County and State, personally appeared **Terry Rasmussen, Chief Manager of Development Consultants, LLC, Authorized Partner of Fortuna Asset Partners, a Tennessee general partnership.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this 16th day of November, 2009.

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A TO GENERAL WARRANTY DEED

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20050822-0099470, now known as Belle Park at Cheekwood by amended and Restated Declarations of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fortuna Asset Partners, a Tennessee general partnership, by deed from Deer Creek Construction, Inc., a Tennessee corporation, of record in Instrument No. 20090706-0062335, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2010 and subsequent years, a lien not yet due and payable.

2. Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Belle Park at Cheekwood (formerly Jardin de Belle), Amended and Restated By-Laws of Belle Park at Cheekwood Owners' Association, Inc. and Articles of Amendment of the Charter of record in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Instrument No. 20050819-0099255, Register's Office for Davidson County, Tennessee.

4. Final Plat of First Revision of Jardin de Belle Subdivision of record in Instrument No. 20090318-0024530, Register's Office for Davidson County, Tennessee.

5. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070202-0014295, Register's Office for Davidson County, Tennessee.

6. First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Jardin de Belle of record in Instrument No. 20070824-0101907, Register's Office for Davidson County, Tennessee.

7. Subject to all matters on the Plan of record in Instrument No. 20050822-0099470, Register's Office for Davidson County, Tennessee.

8. Subject to all matters on the Plan of record in Plat Book 421, Page 64, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument No. 20040927-0116111, Register's Office for Davidson County, Tennessee.

10. Charter for Jardin de Belle Owners' Association of record in Instrument No. 20050714-0081980, Register's Office for Davidson County, Tennessee.

11. Rights of others in and to the common areas/elements.