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. 29152-11-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $60,000.00. Affiant Subscribed and sworn to before me this 25th day of November, 2009. Notary Public My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

WARRANTY DEED

Address New Owner: Novotny Custom Homes, Inc. 4837 Redcastle Ridge Nashville, TN 37211	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 172 14 0 B 131.00CO

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, **James R. Goldenring, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Novotny Custom Homes, Inc., a Tennessee corporation** ("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 unimproved property located at 4837 Redcastle Ridge, Nashville, TN 37211.

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 25th day of November, 2009.

James R. Goldenring by attorney-in-fact

James R. Goldenring
BY: George E. Mudter, Jr., Attorney-In-Fac

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JAMES R. GOLDENRING and is authorized by the said JAMES R. GOLDENRING, to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of November, 2009.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

BILL GARRETT, Davidson County
Trans:T20090085117 DEEDWARR
Recvd: 12/17/09 14:40 2 pgs
Fees:13.00 Taxes:222.00
20091217-0115032

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 131 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1 as of record in Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Goldenring by deed dated 06/09/03 from Danco Property Investments, LLC of record in Instrument No. 20030611-0080451, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2010, a lien, but not yet due and payable.
3. Restrictive covenants contained in an instrument of record in Book 1113, page 691, 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).
4. Declaration of Covenants, Conditions By-Laws and Restrictions for Winfield Park Section 2, of record in Instrument No. 20001211-0122000, corrected in Instrument No. 20020520-0061426, 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. Dedication of common area to Winfield Park Homeowners Association, Inc. of record in Instrument No. 20020515-0059529, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress and cross use agreement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.
8. Easement for BellSouth Telecommunications of record in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
9. Easement Agreement of record in Book 11124, page 852, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 11744, page 254, Register's Office for Davidson County, Tennessee.