FILE NUMBER
290798(2)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Roya Kadivar 2104 Glen Haven Nolensville, TN 37135	Red Mountain Bank, N.A. 5 Inverness Center Parkway Birmingham, AL 35242

GENERAL WARRANTY DEED

This indenture is made and entered into this 20th day of January, 2010 between **Shaw Enterprises, LLC** (hereinafter referred to as "GRANTOR") and **Roya Kadivar, a single woman** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 38B on the Plan of Carothers Crossing, Resubdivision of Lots 37 & 38 Phase 2, Section 1, of record in Instrument 200811260115947, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shaw Enterprises, LLC by Substitute Trustee's Deed from Donald R. Barrett, Jr. Substitute Trustee of record in Instrument 200910010091126, Register's Office for Davidson County, Tennessee, dated September 30, 2009. And being part of the same property conveyed to Capstone Homebuilders Group, LLC, a Tennessee limited liability company by deed from Wood Ridge Development, Inc., a Tennessee corporation of record in Instrument 200712110142774, Register's Office for Davidson County, Tennessee, dated November 20, 2007. And further being part of the same property conveyed to Wood Ridge Development, Inc., a Tennessee corporation by deed from Wood Ridge Investments, LLC, of record in Instrument 200608230103620, Register's Office for Davidson County, Tennessee, dated August 18, 2006.

Tax Parcel #188-10--A-124.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

BILL GARRETT, Davidson County
Trans:T20100004608 DEEDWARR
Recvd: 01/25/10 10:37 2 pgs
Fees:13.00 Taxes:702.63
20100125-0006074

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Shaw Enterprises, LLC

By: Randall Shaw, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Randall Shaw, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Chief Manager of Shaw Enterprises, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability corporation by him or herself as such Chief Manager.

Witness my hand and seal in Columbia, Tennessee this 20th day of January, 2010.

NOTARY PUBLIC
Commission Expires: 7/17/10

ALYSSA N. HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $189,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20 DAY OF January, 2010.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

ALYSSA N. HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010