BILL GARRETT, Davidson County
Trans:T20100005148 DEEDWARRSP
Recvd: 01/26/10 15:14 3 pgs
Fees:18.00 Taxes:1387.50
20100126-0006690

Box 44

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
W. Hugh Nelson Builders, LLC 9545 Hampton Reserve Brentwood TN 37027	Same	130-130-A- 029.00co

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $375,000.00.

Affiant

Sworn to and subscribed before me this 26th day of January 2010.

Notary Public

My commission expires: 1-30-10

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10.00) 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** (the "Grantor"), a Tennessee general partnership, has this day bargained and sold and does hereby transfer and convey unto the said **W. Hugh Nelson Builders, LLC** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 30 on the First Revision of the Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record in Instrument No. 20090318-0024530, 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 complete and accurate description thereof.
>
> Being part of the same property conveyed to Fortuna Asset Partners, a Tennessee general partnership, by deed Special Warranty Deed in lieu of foreclosure executed by Deer Creek Construction, Inc., a Tennessee corporation, as Instrument Number 20090706-0062335, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 625 Belle Park Circle, Nashville, TN 37215.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its 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 A**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 20th day of January 2010.

GRANTOR: **FORTUNA ASSET PARTNERS**, a Tennessee general partnership

By: _____
G. Nelson Crowe II, Managing Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **G. Nelson Crowe II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of **Fortuna Asset Partners,** a Tennessee general partnership, the within-named bargainor, and that he, as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing his name as Managing Partner on behalf of himself and the Partnership, and that he is authorized to execute the foregoing instrument on behalf of the Partnership.

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

_____
NOTARY PUBLIC

My Commission Expires:
11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2010 and subsequent years, a lien, not yet due and payable. Payment thereof expressly assumed by the Grantee.
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 to the Charter of record in Instrument No. 20071023-0125455, Register's Office for Davidson County, TN.
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, TN.
5. Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070202-0014295, said Register's Office.
6. First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Jardin de Belle of record in Instrument No. 20070824-0101907, said Register's Office.
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 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 Owner's 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.
12. Subject to Plat of Record in Plat Book 421, Page 64, Register's Office for Davidson County, TN.