This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100007191 DEEDWARR
Recvd: 02/04/10 14:00 2 pgs
Fees:13.00 Taxes:148.00
20100204-0009091

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2010.

Notary Public

My Commission Expires: 12/28/13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:
Celebration Homes, LLC
7123 Crossroads Blvd.
Brentwood, TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
062-02-0B-287.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AFM & I, Inc., A Tennessee Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Celebration Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 259 on the plan of Abbington Park, Phase Two, Section 1, of record in Instrument No. 20081008-0102227, Revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to AFM& I, Inc. by deed of record in Instrument No. 20080925-0097682 and in Instrument No. 20000223-0017875 and 20000719-0071163, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee, which contains reservations for certain sewer taps.
2. Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.
3. Grant of Transmission Line Easement to the United States of America, of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.
4. Easement for 20-Foot right of way for ingress and egress, conveyed to Olin M. Weakley, et al, of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee, which restrictions restrict the property described therein to use only as open green space.
6. Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed.
7. Stormwater Detention Agreement of record in Instrument No. 20030508-00611633, Register's Office for Davidson County, Tennessee.
8. Subject to all matters as shown on Final Plat of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, Revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.
10. Restriction of record in Instrument No. 20081008-0101931 and as corrected in Register's Office

for Davidson County, Tennessee
11. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is unimproved property known as: Lot 259 Abbington Park, Nashville, TN .

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of February, 2010.

AFM & I, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Wilson P. Stevens, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself/herself to be the President of AFM & I, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 1st day of February, 2010.

_____
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12-28-13