THIS INSTRUMENT PREPARED BY: **MOORELAND TITLE COMPANY, LLC** 213 Overlook Circle, Suite B-2 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20100011885 DEEDWARRSP Recvd: 03/01/10 12:41 3 pgs Fees:18.00 Taxes:243.31 20100301-0015365	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater for this transfer is $65,759.00 Brandi White AFFIANT Subscribed and sworn to before me, this 25th day of February, 2010 Linda J. Ott NOTARY PUBLIC My Commission Expires: 12-28-13 LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Celebration Homes LLC 7123 Crossroads Blvd., Suite C Brentwood, TN 37027	SAME	126-16-0A-59800CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Riverwalk Development Partners, Inc. a Tennessee Corporation ("Grantor") does hereby bargain, sell, transfer and convey unto **Celebration Homes LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 270 on the Final Plat of Riverwalk, Phase 4-BC, as shown by plat appearing of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Riverwalk Development Partners Inc, by Deed of record in Instrument No. 20010425-0040967, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to CELEBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does hereby covenant with CELEBRATION HOMES LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to CELEBRATION HOMES LLC. its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot No. 270 -Riverwalk Subdivision Nashville, TN 37221

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 25th day of February, 2010.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____
G. Allen Patton, President

Lot No. 270 - Riverwalk Subdivision, Phase 4-B

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Riverwalk Development Partners, the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Riverwalk Development Partners, Inc. by himself as such President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 25th day of February, 2010.

_____
NOTARY PUBLIC

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

My Commission Expires: 12-28-13

EXHIBIT "A"

Permitted Encumbrances

1. County Taxes for 2007, have been pro-rated and paid by Grantee, all subsequent years, a lien not yet due and payable.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. All matters on plan of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

16. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.