(1)

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this the 26th day of March, 2010. Notary Public My commission expires: (AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Oscar J. Johnson **Dorothy B. Johnson**	SAME	**Map 131-07-0-J, Parcel 002CO**
4410 Lone Oak Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Haury & Smith Contractors, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oscar J. Johnson and Dorothy B. Johnson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit B on the Plan of Lone Oak Place Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions, and By-Laws of Lone Oak Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100224-0014019, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of record, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20100224-0014019, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Reese L. Smith, Jr. and wife, Marcella Smith, by Deed from Robert H. Wood and wife, Janice Wood, of record in Book 2748, Page 15, Register's Office for Davidson County, Tennessee. The said parties having since died. Reese L. Smith, Jr. having predeceased Marcella Smith. The said property was devised to Reese Smith, Stephen Smith and Mark Smith by The Last Will and Testament of Marcella V. Smith, of record in Probate No. II P-99-2469, Clerk and Master's Office for Williamson County, Tennessee. The said property was further conveyed to Reese L. Smith, III and Stephen B. Smith by Quitclaim Deed from Mark W. Smith, of record in Instrument No. 20011024-0116409 and further conveyed to R & S Rental Properties, LLC, a limited liability company, by Quitclaim Deed from Reese L. Smith, III, a 1/2 undivided interest and Stephen B. Smith, a 1/2 undivided interest of record in Instrument No. 20011024-0116410 and further conveyed to Haury and Smith Contractors, Inc., by Quitclaim Deed from R. & S Rental Properties, LLC, a limited liability company, of record in Instrument No. 20061220-0156961,said Register's Office.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act, with Private Elements, as set out in the Declaration of Covenants, Conditions, By-Laws and Restrictions, of record in Instrument No. 20100224-0014019, said Register's Office; Restrictive Covenants contained in Instrument of record in Book 1286, Page 401, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

2010 taxes, a lien, not yet due and payable.

All matters shown on the Plan of record in Book 1130, Page 53, Register's Office for Davidson County, Tennessee.

All matters set forth in the Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20100224-0014019, said Register's Office

BILL GARRETT, Davidson County
Trans:T20100018443 DEEDWARR
Recvd: 03/30/10 11:05 2 pgs
Fees:13.00 Taxes:1924.00

20100330-0023598

Restrictive Covenants of record in Book 1286, Page 401, said Register's Office.

Charter of Lone Oak Place Townhomes Corporation of record in Instrument No. 20100224-0014018, said Register's Office.

This is improved (_X___) Unimproved (____) property, known as: **4410 Lone Oak Road, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this **26th** day of **March, 2010.**

Haury & Smith Contractors, Inc.

By: _____ Chairman

Stephen B. Smith, Chairman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Stephen B. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chairman, of the Haury & Smith Contractors, Inc., within named bargainor, a corporation, and that he/she as such Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such .

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **March, 2010.**

_____
Notary Public

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10.21.12