BOX 10-A

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

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

BILL GARRETT, Davidson County
Trans: T20100026781 DEEDWARR
Recvd: 05/05/10 13:29 3 pgs
Fees: 18.00 Taxes: 983.83
20100505-0034065

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer $265,900.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2010

Notary Public
My Commission Expires:

CHRISTINE D. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

New Owner
Todd & Heather Buchanan
7325 Riverfront Drive
Nashville, TN 37221

Send Tax Bills to:
Suntrust Mortgage, Inc.
401 Commerce St., Ste. 6100
Nashville, TN 37219

Map-Parcel
126-16-0A-59000CO

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WOODRIDGE PROPERTIES, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin T. Buchanan and wife, Heather S. Buchanan**, their successors and assigns, a certain parcel of land in Maury County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 272 on the Final Plan of Riverwalk, Phase 4-B, as shown by plat of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Woodridge Properties, LLC by deed from Fifth Third Bank, dated April 17, 2009 of record in Instrument No. 20090424-0037291, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

See Attached Exhibit "A"

This is improved property known as: 7325 Riverfront Drive, Nashville, TN 37221

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

WITNESS my hand this 30th day of April, 2010

Woodridge Properties, LLC
By:
Amber Pratt, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared the within named Amber Pratt, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Chief manager of Woodridge Properties, LLC, the bargainor, a Tennessee Limited Liability Company, and that she as such Chief Manager, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by herself as such Chief Manager.

Witness my hand, at Brentwood, Tennessee, this 30th day of April, 2010.

Linda J. Ott

Notary Public

My Commission Expires: 12-28-13

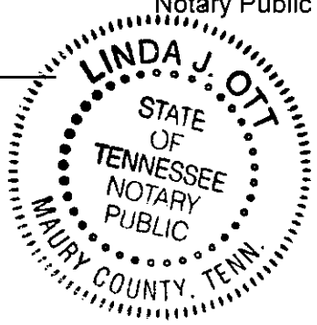


EXHIBIT "A"

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, and Instrument No. 20060320-0031638, said Register's Office.
2. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
5. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
7. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
8. Subject to Charter Right of Way for CSX Transportation Railroad.
9. Stormwater Detention Agreement of record in Instrument No. 0040826-0103240, Register's Office for Davidson County, Tennessee.
10. Subject to all matters on plan of record in Instrument No.20060907-0110507, said Register's Office.
11. 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, said Register's Office.
12. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.
13. 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.
14. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.
15. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office.
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.
17. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.