THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** Suite 1700, Regions Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $950,000.00 AFFIANT Subscribed and sworn to before me, this 25 day of May, 2010. NOTARY PUBLIC My Commission Expires: 3/18/14

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

LouEllen, LLC 581 Ploughman's Bend Drive Same Map 132-11

~~4344 Kenilwood Drive~~ Parcel 34

~~Nashville,~~ TN ~~37204~~

Franklin 37064

Davidson County	DEEDWARR
Recvd: 06/15/10 11:21	3 pgs
Fees:18.00 Taxes:3515.00	
20100615-0046436	

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,

Phillips Family Investments, LLC, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **LouEllen, LLC**, a Tennessee limited liability company ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Being the easterly part of Lot 73 on the Plan of Southmeade Subdivision of record in Book 1835, pages 118 and 119 as modified by relocation of Kenilwood Drive for Interstate 65 as appears on Metropolitan Property Tax Map 1232-11, Parcel 34. Said part of said Lot fronts 149 feet on the easterly side of a frontage road (being the relocation of Kenilwood Drive), and extends back 302 feet on the northerly line and 214 feet on the southerly line, to the L & N Railroad right-of-way, and measures 171 feet thereon.

Being the same property conveyed to **Phillips Family Investments, LLC, a Tennessee limited liability company by Deed from Louise T. Phillips in Instrument Number Record Book 20050315-0028520, recorded March 15, 2005, Registers Office for Davidson County, Tennessee.**

This conveyance is subject to current years taxes which are being prorated and assumed by Grantee and matters shown on plan of record in Book 1835, pages 118 and 119, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Beazer Homes Corp., its successors and assigns, forever.

AND **Phillips Family Investments, LLC** does hereby covenant with the said **LouEllen, 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 **Phillips Family Investments, LLC** does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to the said **LouEllen, LLC**, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 20th day of May, 2010.

Phillips Family Investments, LLC

By: H. Edward Phillips

H. Edward Phillips, Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Erica Martinez of the state and county mentioned, personally appeared **H. Edward Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Secretary** of **Phillips Family Investments, LLC**, the within named bargainor and that he as such **Secretary**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as **Secretary**.

WITNESS my hand and seal, the 20th day of May, 2010.

Erica Martinez
Notary Public

My Commission Expires: _____.

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).