BILL GARRETT, Davidson County
Trans:T20100044454 DEEDWARRSP
Recvd: 07/20/10 15:36 8 pgs
Fees:43.00 Taxes:1480.00
20100720-0056807

This instrument prepared by:
N. Courtney Hollins, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Lisa Lanius
Affiant

Subscribed and sworn to before me on this the 19th day of July, 2010.

Tammy Rhoades
Notary Public
My Commission Expires: July 5, 2011

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Name and Address of Owner	Send Tax Bills To:	Map and Parcel Number(s):
Heritage Hills Investment Partners, LLC, a Tennessee limited liability company 213 Overlook Circle, Suite B-2 Brentwood, Tennessee 37207	SAME AS OWNER	Davidson County: 076-01 83.00, 076-1 B 9.01, 076-1 B 9.00 076-01-0 33.00, 34.00, 35.00, 36.00, 37.00, 38.00, 39.00, 40.00, 41.00, 42.00, 43.00, 44.00, 45.00, 46.00, 47.00, 48.00, 49.00, 50.00 Wilson County: 074-0 1.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TRUST ONE BANK, A DIVISION OF SYNOVUS BANK, SUCCESSOR IN MERGER TO SYNOVUS BANK, Grantor, has bargained and sold, and by these presents does transfer and convey unto said HERITAGE HILLS INVESTMENT PARTNERS, LLC, a Tennessee limited liability company, Grantee, a certain tract or parcel of land located in Davidson County and Wilson County, Tennessee, described on Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to existing easements and restrictions of record, including but not limited to those matters set forth on Exhibit "B", which is attached hereto and incorporated herein by this reference.

Grantee acknowledges and understands that Grantor obtained title to the Property via foreclosure. As such, notwithstanding anything to the contrary contained herein or otherwise represented, it is expressly understood and agreed that Grantee is buying the Property **"AS IS" AND "WHERE IS" AS OF THE TIME OF CLOSING, AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE, AND THAT NEITHER GRANTOR NOR ITS AGENTS OR REPRESENTATIVES, NOR ANY**

AFFILIATE THEREOF, IS MAKING ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITIONS OR VALUE OF THE PROPERTY OR ITS SUBDIVISION, THE PROPERTY'S HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE PROPERTY THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR NATURAL RESOURCE DAMAGES; THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT THE PROPERTY; OR THE INCOME OR EXPENSES FROM OR OF THE PROPERTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that the Property is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular.

SIGNATURE ON FOLLOWING PAGE

[THIS SECTION INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand this ____ day of July, 2010.

GRANTOR:

TRUST ONE BANK, a Division of Synovus Bank

By: _____
Ron Hansen, Executive Vice President

STATE OF TENNESSEE)
COUNTY OF Shelby

Before me, Susan Griggs, of the State and County aforesaid, personally appeared RON HANSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of TRUST ONE BANK, a Division of Synovus Bank, the within named bargainor, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST ONE BANK, a Division of Synovus Bank, by himself as Executive Vice President.

Witness my hand and seal, at office in Memphis TN, this 15 day of July, 2010.

_____
Notary Public

My Commission Expires: 4-6-14.

SUSAN GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires April 6, 2014

45404152.4

EXHIBIT "A"
LEGAL DESCRIPTION

Land lying in the Ninety-Ninth Councilmanic District of Hermitage, Davidson County, Tennessee and the First Civil District of Wilson County, Tennessee being the same property conveyed to Rusco Company of record in Instrument 20041102-0132114, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly Right of Way of Lebanon Pike (104'R.O.W.), also being the northeasterly corner of the hereon described tract;

Thence along or near the westerly and southerly lines of Purvi Petroleum, LLC of record in Instrument 20020311-29914, and R.O.D.C. the next three (3) courses and distances:

Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 17°27'39", being subtended by a chord which bears South 08°00'30" West, a distance of 7.59 feet, having an arc distance of 7.62 feet to an iron pin (found);

Thence, South 16°44'20" East, a distance of 176.99 feet to an iron pin (found);

Thence, North 75°30'24" East, a distance of 141.53 feet to an iron pin (found);

Thence, along or near the westerly line of Charles Rowlett of record in Instrument 20040819-100399, R.O.D.C. South 06°02'20" West, a distance of 311.87 feet to an iron pin (set);

Thence, along or near the westerly and southerly lines of Oak Creek Subdivision of record in Plat Book 5200, Page 96, R.O.D.C. the next three (3) courses and distances:

Thence, South 07°50'23" West, a distance of 487.69 feet to a concrete monument (found);

Thence, South 85°04'47" East, a distance of 1137.42 feet to an iron pin (found);

Thence, South 85°58'50" East, a distance of 436.12 feet to an iron pin (set);

Thence, along or near the westerly line of Harold Crye of record in Deed Book 839, Page 543, R.O.W.C. South 08°47'30" West, a distance of 1091.78 feet to an iron pin (found);

Thence, along or near the northerly line of Eva Richardson of record in Deed Book 7212, Page 133, R.O.D.C. and the northerly line of Hickory Hill of record in Plat Book 4860, Page 43, R.O.D.C. South 87°59'13" West, a distance of 1114.86 feet to an iron pin (found);

Thence, along or near the easterly lines of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, Page 69, R.O.D.C. the next four (4) courses and distance:

Thence, North 12°14'50" West, a distance of 300.00 feet to a concrete monument (found);

Thence, North 65°26'51" West, a distance of 190.08 feet to a concrete monument (found);

Thence, North 29°35'52" West, a distance of 158.36 feet to a concrete monument (found);

Thence, North 78°30'31" West, a distance of 339.46 feet to a concrete monument (found);

Thence, along the easterly lines and southerly line of Anthony King of record in Deed Book 10540, Page 916, R.O.D.C. the next four (4) courses and distances:

Thence, North 07°07'08" East, a distance of 223.15 feet to a 1" pipe (found);

Thence, North 08°07'26" East, a distance of 154.22 feet to a 1" pipe (found);

Thence, North 06°43'13" East, a distance of 458.39 feet to an iron pin (set) at a cedar stump;

Thence, North 81°54'32" West, a distance of 384.85 feet to an iron pin (found);

Thence, along or near the easterly lines of Nashville Broadband, LLC of record in Instrument 20010507-0046909, R.O.D.C. and The Oaks of Lakeview of record in Instrument 20040913-0110079, R.O.D.C. the next three (3) courses and distances:

Thence, North 08°17'49" East, a distance of 52.43 feet to an iron pin (found);

Thence, North 08°08'39" East, a distance of 268.27 feet to an iron pin (set);

Thence, North 04°17'07" East, a distance of 84.59 feet to an iron pin (set);

Thence, along or near the southerly and easterly lines of Ahmed Al/Kaifl of record in Deed Book 9928, Page 734, R.O.D.C. and Syda Ung of record in Instrument 20040609-68331, R.O.D.C. the next three (3) courses and distances:

Thence, North 75°32'56" East, a distance of 516.34 feet to an iron pin (found);

Thence, North 16°41'01" West, a distance of 175.22 feet to an iron pin (found);

Thence, along a curve to the left having a radius of 25.00 feet and a central angle of 15°02'29", being subtended by a chord which bears North 24°12'15" West, a distance of 6.54 feet, having an arc distance of 6.56 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 3326.04 feet and a central angle of 0°53'37", being subtended by a chord which bears North 72°26'38" East, a distance of 51.88 feet, having an arc distance of 51.88 feet to the Point of Beginning.

Containing 2,275,760 Square Feet or 52.24 Acres, more or less.

Being the same property conveyed to Trust One Bank by Trustee's Deed dated November 26, 2008, of record in Instrument Number 20081126-0116071, Register's Office for Davidson County, and Book 1329, Page 19, Register's Office for Wilson County, Tennessee.

Included in the above described property but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, on the Plan of Final Plat of Heritage Hills Townhomes, Phase I, of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and as further described in the Master Deed of Heritage Hills Townhomes of record

in Instrument No. 20070821-0100155, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Grand Developers, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20070927-0115328, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for 2010 and subsequent years, a lien not yet due and payable.

   If improvements are completed after Jaunary 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. All matters shown on the Plan of Final Plat Heritage Hills Phase 1 of record in Instrument Number 20070807-0093892, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument Number 20060503-0050829, Register's Office for Davidson County, Tennessee.

4. Grant of Easement to Piedmont Natural Gas Co. of record in Instrument Number 20100111-0002349, Register's Office for Davidson County, Tennessee.

5. Declaration of Easements of record in Instrument Number 20061227-0159081, Register's Office for Davidson County, Tennessee, and Book 1223, Page 1531, Register's Office for Wilson County, Tennessee.

6. Terms and provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Heritage Hills Townhomes of record in Instrument Number 20080825-0087133, Register's Offfice for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. A portion of the premises herein is insured as a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Hills Townhomes of record in Instrument Number 20070821-0100155, Register's Office for Davidson County, Tennessee. (As to the portion of the premises insured as set forth therein.)

8. Charter of Heritage Hills Townhome Owners Association of record in Instrument Number 20070821-0100112, Register's Office for Davidson County, Tennessee.

9. Subject to rights of Eatherly Family Holding Company Partnership as to .24 acre tract of land memorialized in that Option Agreement dated August 13, 2004, by and between Eartherly Family Holding Company Partnership, a Tennessee general partnership and Heritage Hills Partners, LLC, a Tennessee limited liability company, of record in Instrument Number 20040813-0098478,

Register's Office for Davidson County, Tennessee, as amended by Amendment to Option Agreement and Consent to Conveyance of record in Instrument Number 20041102-0132113, Register's Office for Davidson County, Tennessee.

10. Subject to lien for special assessments as contained in the restrictions.

11. Subject to rights of others in and to the common areas and/or elements.