THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Justin D. Fingar, Esq. DONOVANFINGAR, LLC 813 Shades Creek Parkway Suite 200 Birmingham, AL 35209	The Villas at Concord Place Homeowners Association, Inc. 370 Mallory Station Rd. Ste. 500 Franklin, TN 37067		The Villas at Concord Place Homeowners Association, Inc. 370 Mallory Station Rd. Ste. 500 Franklin, TN 37067	A portion of Parcel No. 255 as shown on Map No. 181

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of November, 2009, by and between LEGG INVESTMENTS – NOLENSVILLE, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantor"), and THE VILLAS AT CONCORD PLACE HOMEOWNERS ASSOCIATION, INC., a Tennessee non-profit corporation (hereinafter referred to as the "Grantee");

W I T N E S S E T H:

THAT FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

The above described property and all improvements are conveyed "AS IS" with no representations or warranties whatsoever with respect to their physical condition or suitability.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions: taxes for 2010 and subsequent years; governmental zoning and subdivision ordinances or regulations in effect thereon; and building lines, easements, restrictions, covenants and all other matters of record.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, its successors, and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Permitted Exceptions set forth above), but not further or otherwise.

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BILL GARRETT, Davidson County
Trans:T20100055543 DEEDWARRSP
Recvd: 09/03/10 14:33 5 pgs
Fees:28.00 Taxes:18.50
20100903-0070411

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:

LEGG INVESTMENTS – NOLENSVILLE, LLC, a Delaware limited liability company

By: Legg Management, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Murray Legg
Title: Manager

By: The Thompson Development Company, Inc., an Alabama corporation
Its: Manager

By: _____
Name: Guy S. Clifton
Title: Vice President

ACKNOWLEDGMENTS

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Kathy R. Stanford, a Notary Public in and for said State and County duly commissioned and qualified, Murray Legg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Legg Management, LLC (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 16th day of November, 2009.

Kathy R Stanford
Notary Public

My Commission Expires: May 25, 2011

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Kathy R. STANFORD, a Notary Public in and for said State and County duly commissioned and qualified, Guy S. Clifton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of The Thompson Development Company, Inc. (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 16th day of November, 2009.

Kathy R Stanford
Notary Public

My Commission Expires: May 25, 2011

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

GRANTOR/AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of November, 2009.

Notary Public

My Commission Expires:

May 25, 2011

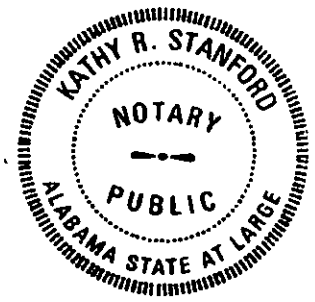


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A tract of land located in the Thirty-First Councilmanic District of Nashville, Davidson County, Tennessee near Nolensville Pike and Concord Hills Drive, being a portion of Lot 5 on the final plat of Mill Creek Towne Centre of record as Instrument No. 20051230-0156533, R.O.D.C. and being more particularly described as follows:

Beginning in the southerly boundary of The Villas At Concord Place, Phase 4 of record as Instrument No. 20061230-0156533, R.O.D.C. at a common corner of Lots 5 and 6 on the abovementioned final plat of Mill Creek Towne Centre;

Thence with said southerly boundary S48°10'21"E, 314.34 feet to an iron rod;

Thence with a line severing the aforementioned Lot 5 as follows:

N56°59'56"W, 178.44 feet to an iron rod;

N54°33'57"W, 27.97 feet to an iron rod;

N48°10'21"W, 110.22 feet to an iron rod in the common boundary of Lots 5 and 6;

Thence with said common boundary N41°49'39"E, 30.50 feet to the beginning.

Containing 6,579 Square Feet or 0.151 Acre, more or less, and being a portion of the real estate conveyed to Grantor by Deed of record in Instrument No. 20050415-0042173 and Instrument No. 200504150042174, each in the Register's Office of Davidson County, Tennessee.