Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100071900 DEEDWARR
Recvd: 11/12/10 14:19 2 pgs
Fees:13.00 Taxes:314.13
20101112-0090903

39-B
File #10-1307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cherokee Crossing Partnership, a Tennessee Partnership, comprised of Radius Group, LLC, General Partner and Lone Row, LLC, General Partner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Woodland Street Partners, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 337 on the map of Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by John M. Sullivan, County Surveyor, July 23, 1954, as follows:

Beginning at a point in the westerly margin of Mockingbird Road (now Westlawn Court) as established on the plan of record in Book 547, page 171, said Register's Office at the intersection of the north line of the NC and ST.L Railroad, thence with the said railroad right of way westerly 157.63 feet to the corner of lots 337 and 338; thence with the line between said lots northerly 50 feet to a point, thence easterly 157.63 feet to the westerly margin of Mockingbird Road (now Westlawn Court), thence with margin of same southerly 50 feet to the beginning.

Being the same property conveyed to Cherokee Crossing Partnership by deed from Geny's Supply, Inc. dated January 10, 2005 of record as Instrument No. 20050112-0004676, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 11 Westlawn Court, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29 day of Oct, 2010.

Cherokee Crossing Partnership, a Tennessee Partnership

BY: Radius Group, LLC, General Partner

Eric L. Alldredge, Chief Manager

BY: Lone Row, LLC, General Partner

X

Steven C. Kirby, Chief Manager

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Eric L. Alldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of the within named Radius Group, LLC, which is a general partner of the within named Cherokee Crossing Partnership, and the he executed the within instrument as the chief manager of Radius Group, LLC for the purposes therein contained by signing and executing this instrument on behalf of Radius Group, LLC as a general partner of Cherokee Crossing Partnership.

Witness my hand at office this the 29 day of [illegible], 2010.

KENNETH M BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Steven C. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of the within named Lone Row, LLC, which is a general partner of the within named Cherokee Crossing Partnership, and the he executed the within instrument as the chief manager of Lone Row, LLC for the purposes therein contained by signing and executing this instrument on behalf of Lone Row, LLC as a general partner of Cherokee Crossing Partnership.

Witness my hand at office this the 29 day of [illegible], 2010.

KENNETH M BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 84,900.00

Affiant

Sworn and subscribed before me on this the 29 day of [illegible], 2010.

KENNETH M BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Woodland Street Partners, LLC 11 Westlawn Ct Nashville, Tn 37209	SAME	103-8-141