(1)

THIS INSTRUMENT PREPARED BY:
Joseph S. Klein, Esq.
Bouza, Klein & Kaminsky
950 S. Flower Street, Suite 100
Los Angeles, California 90015

BILL GARRETT, Davidson County
Trans:T20100082345 DEEDWARR
Recvd: 12/30/10 16:00 4 pgs
Fees:23.00 Taxes:21830.00
20101230-0104044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, For this transfer is $5,900,000.00

Affiant

Subscribed and sworn to me this 30th day of December 2010

Notary Public

My Commission Expires:

COMMISSION EXPIRES MAY 03, 2011

PAMELA B. HAMPTON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

ADDRESS OF NEW OWNER:

PC Greens, LLC
1474 East 820 North
Orem, Utah 84097
Attn: Jamie Dunn

SEND TAX BILL TO:

Same

MAP-PARCEL NO.

Map 33, Parcel 236
Map 33, Parcel 258

ADDRESS OF PROPERTY:

200 Dry Creek Lane, Goodlettsville, Tennessee 37072

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that 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 which is hereby acknowledged, Greens of Rivergate, LP, a Kentucky limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto PC Greens, LLC, a Utah limited liability company ("Grantee"), the representatives, successors and assigns of Grantee, certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND DESCRIBED ON EXHIBIT A HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever. Said real property is conveyed subject to such limitations, restrictions and encumbrances of record as may affect the premises. Grantor hereby covenants with Grantee that said real property is free from all encumbrances except those encumbrances of record.

Grantor will, subject to the encumbrances of record, warrant and forever defend the right and title to the real property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. 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.

Note: The legal description contained herein is based upon information provided to the preparer of this instrument and the preparer has not conducted any examination of the condition of title to the real property described herein.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed on the 27th day of December, 2010.

GRANTOR:

Greens of Rivergate, LP, a Kentucky limited partnership

By: MBS GP 85, L.L.C., a Delaware limited liability company, its general partner

By: MUDCO 4, INC., a Missouri corporation, Sole Member

By: _____
Name: Hillary B. Zimmerman
Title: Vice President

EXHIBIT "A" TO LIMITED WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 5A-2 on the Plan of Subdivision of Lot 5A, Section 2, Rivergate Acres Limited of record in Book 9700, page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greens of Rivergate Limited Partnership, a Kentucky limited partnership by deed from Real Estate Consulting, Inc., an Ohio corporation of record as Instrument No. 20040608-0067939, in the Register's Office for Davidson County, Tennessee, dated May 28, 2004.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 5A-1 on the Plan of Subdivision of Lot 5A, Section 2, Rivergate Acres Limited of record in Book 9700, page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Greens of Rivergate Limited Partnership, a Kentucky limited partnership by Special Warranty Deed of record in Book 9533, page 95, as corrected in Book 9628, page 466, in the Register's Office for Davidson County, Tennessee.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

Before me, STACEY L GUNN, a Notary Public in and for the County and State aforesaid, personally appeared Hillary B. Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/her self to be the Vice President of MUDCO 4, INC., a Missouri corporation, the Sole Member of MBS GP 85, L.L.C., a Delaware limited liability company, the general partner of Greens of Rivergate, LP, a Kentucky limited partnership, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of DECEMBER 2010.

Stacey L Gunn
Notary Public

My commission expires:

6/7/13

STACEY L. GUNN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires June 7, 2013
Commission # 09517331

(SEAL)