BILL GARRETT, Davidson County
Trans:T20110005402 DEEDWARRSP
Recvd: 01/27/11 10:18 2 pgs
Fees:13.00 Taxes:555.00
20110127-0007515

G#4612-3/4613-3
Map 150-14-0-D
Parcel 011.00CO (Lot 95)
Parcel 012.00CO (Lot 96)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of January, 2011.

My Commission Expires: 9-8-13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:

Woodbine Community Organization (WCO), Inc.	NEW OWNER
(Name)	(Name)
222 Oriel Avenue	222 Oriel Ave
(Street Address)	(Street Address)
Nashville, TN 37210	Nashville, TN 37210
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL 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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Keeneland Partners, LLC, a Tennessee limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Woodbine Community Organization (WCO), Inc.**, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 95 and 96 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Keeneland Partners, LLC, by Trustee's Deed dated February 17, 2010, from John M. Baird, Successor Trustee, of record in Instrument No. 20100217-0012137, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256 and Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, said Register's Office; Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, said Register's Office; Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS is improved property, known as: **Lot No. 96**: 4712 Backstretch Blvd, Antioch, TN 37013 and **Lot No 95**: 4716 Backstretch Blvd, Antioch, TN 37013.

TO HAVE AND TO HOLD the above described property together with all and singular the rights

TO HAVE AND TO HOLD the above described property together with all and singular the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 21st day of January, 2011.

KEENELAND DOWNS, LLC, a Tennessee limited liability company

BY: _____
Carl A. Neuhoff, Jr., Vice-President and Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President and Secretary Keeneland Downs, LLC, a Tennessee limited liability company, the within-named bargainor, a banking corporation, and that he, as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Vice President and Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 21st day of January, 2011.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 10-21-12