This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,854.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2011.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20110005812 DEEDWARR
Recvd: 01/28/11 14:49 3 pgs
Fees: 18.00 Taxes: 1057.66
20110128-0007996

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Travis W. Brown & Amy L. Brown 7561 Watervale Drive Nashville, TN 37221	Suntrust Mortgage 201 4th Avenue North Nashville,TN37219	126-16-0A-579.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Travis W. Brown and Amy L. Brown, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the Final Plat of Riverwalk, Phase 4B, of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Celebration Homes, LLC by Quit Claim deed dated June 27, 2008 of record in Instrument No. 20080703-0069205, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

See attached exhibit "A"

This is improved property known as: 7561 Watervale Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of January, 2011.

Celebration Homes, LLC

By: _____ V.P.

Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Corey Craig**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 24th day of January, 2011.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

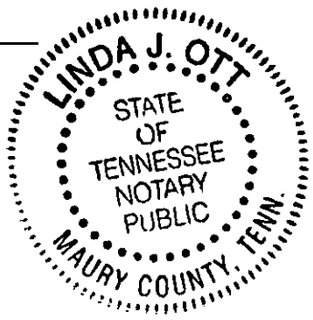


EXHIBIT "A"

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, and Instrument No. 20060320-0031638, said Register's Office.
2. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
5. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
7. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
8. Subject to Charter Right of Way for CSX Transportation Railroad.
9. Stormwater Detention Agreement of record in Instrument No. 0040826-0103240, Register's Office for Davidson County, Tennessee.
10. Subject to all matters on plan of record in Instrument No.20060907-0110507, said Register's Office.
11. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.
12. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.
13. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.
14. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.
15. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office.
16. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121 Chancery Court of Davidson County, Tennessee.
17. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.