Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Emporia LLC P. O. Box 56989 New Orleans, LA 70156	14610007600	Same

This instrument prepared by: Bradley Arant Boult, Cummings LLP
1600 Division Street, Suite 700, Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LAWRENCE MITCHELL AND WIFE RAMONA MITCHELL, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to EMPORIA LLC, a North Carolina limited liability company, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot 8, as shown on the map entitled The Estates at Radnor Lake, of record in Instrument 20060112-0004786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence Mitchell and wife, Ramona Mitchell by deed of record as Instrument No. 20060413-0042489, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have prorated between the parties.

2. All matters shown on the Plan of The Estates at Radnor Lake of record as Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me this 4th day of February, 2011.

Notary Public

My Commission Expires: 11-4-2013

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110007845 DEEDWARR
Recvd: 02/07/11 11:23 2 pgs
Fees:13.00 Taxes:5920.00
20110207-0010602

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in Instrument No. 20060117-0006381, Register's office for Davidson County, Tennessee..

This is improved property located at 828 Otter Creek Road, Nashville, Tennessee 37220.

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

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Except as to the warrant of title as expressly provided herein, Grantee acknowledges that except as expressly provided herein, Grantors have not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever. Grantee further acknowledges and agrees that the sale of the Property as provided for herein is made on an "AS IS' condition and basis with all faults.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 4th day of February, 2011.

Lawrence Mitchell
LAWRENCE MITCHELL

Ramona Mitchell
RAMONA MITCHELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Lawrence Mitchell and wife, Ramona Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of February, 2011.

My Commission Expires: 11-4-2013

Loretta B. Lane
Notary Public

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

2536085
201453-301001