Tract 13

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Orchard Foundation, LLC c/o Tennessee Family Solutions, Inc. 801 2nd Avenue South Nashville, TN 37210	075120B09200CO	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL 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, **4-B PROPERTIES OF TENNESSEE, L.L.C., a Kentucky Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **ORCHARD FOUNDATION, LLC, a Tennessee 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**"):

That certain parcel of land in Davidson County, Tennessee described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Brookside Woods, Phase Two, Section Five, a Planned Unit Development, as of record in Instrument No. 20011011-0110735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to 4-B Properties of Tennessee LLC by deed of record as Instrument 20060202-0012738, Register's office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters identified on Exhibit A, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 193,655

Ron Kennedy
Affiant

Subscribed and sworn to before me this 16 day of February, 2011.

Notary Public
My Commission Expires 7-5-2011

ELIZABETH A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20110010133 DEEDWARRSP
Recvd: 02/17/11 14:31 4 pgs
Fees: 23.00 Taxes: 716.52
20110217-0013649

This is improved property located at 404 James Wood Court, Hermitage, Tennessee 37076.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 16 day of February, 2011.

4-B PROPERTIES OF TENNESSEE, L.L.C., a
Kentucky limited liability company

By: _____

Title: Manager

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____, Notary Public, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained and who further acknowledged that he is _____ of 4-B Properties of Tennessee, L.L.C., a Kentucky limited liability company and that he as such _____ is authorized to execute this instrument on behalf of said limited liability company.

Witness my hand, at office, this _____ day of _____, 2011.

_____
NOTARY PUBLIC
My Commission Expires: _____

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201668-301001

COMMONWEATH OF KENTUCKY)
COUNTY OF DAVIESS)

Personally appeared before me, Judy Raley, Notary Public, Willaim F. Beaven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained and who further acknowledged that he is the managing member of 4-B Properties, LLC, which is the managing member of of 4-B Properties Tennessee. L.L.C., a Kentucky limited liability company and that he as such managing member is authorized to execute this instrument on behalf of said limited liability company.

Witness my hand, at office, this 15th day of February, 2011.



NOTARY PUBLIC
My Commission Expires: 9-1-2013

EXHIBIT A

1. Taxes for the current year, which have been prorated between the parties.
2. Declaration of Covenants, Conditions and Restrictions from Brookside Woods of record in Book 10444, page 213, Amendment to Declaration of Covenants, Conditions and Restrictions for Brookside Woods of record in Book 11103, page 156; and First Amendment to Declaration of Covenants, Conditions and Restrictions for Brookside Woods of record in Book 11453, page 900, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Instrument Number 20011011-0110735, Register's Office for Davidson County, Tennessee.
4. By-Laws of Brookside Woods Homeowners Association of record in Book 10444, page 230, Register's Office for Davidson County, Tennessee.
5. Easement for utilities of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.
6. Easement for sewer of record in Book 11125, page 436 and Book 11497, page 577, Register's Office for Davidson County, Tennessee.