This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
615-369-0039

PLEASE RETURN ORIGINAL TO:

COUNTY OF)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 197,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of March, 2004
Notary Public

NOTARY PUBLIC
Commission Expiration:

NOTARY PUBLIC AT LARGE
My Commission Expires Oct 27, 2004
WASHINGTON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 03/30/04 15:04 2pgs
Fees:13.00 Taxes:728.90

20040330-0035702

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	MAP/ PARCEL NUMBER
RODNEY L. VAN WAGONER →	10125 Pine Meadows Court Goodrich, MI 48438	131-6-G-206 CO
		PROPERTY ADDRESS: 206 Ashlawn Court Nashville, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, CARRERA PROPERTIES III, LLC, a Wyoming close limited liability company ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto RODNEY L. VAN WAGONER AND WIFE, TAMARA J. VAN WAGONER (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 206, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7076, PAGE 690 AMENDED IN BOOK 7308, PAGE 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT A TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON TRACT NO. 13 ON THE PLAN OF RESUBDIVISION OF TRACTS 1,2 AND 11 BURTON HILLS OF RECORD IN PLAT BOOK 6250, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO CARRERA PROPERTIES III, LLC (Mistakenly referred to as Carrera 3 Properties, LLC) BY QUITCLAIM DEED FROM JOE ROBERT HENDRICKSON, JR. RECORDED SEPTEMBER 10, 2003 IN INSTRUMENT NO. 20030910-0132223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

.This property is known as 206 ASHLAWN COURT, NASHVILLE, TN 37215

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 29 day of March, 2004

CARRERA PROPERTIES III, LLC (GRANTOR)

STATE OF TENNESSEE)

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **JOE ROBERT HENDRICKSON, JR.,** with whom I am personally acquainted, and who upon oath, acknowledged herself to be the **ORGANIZER** of **CARRERA PROPERTIES III, LLC.,** the within named bargainor, a corporation, and that as such Authorized Agent with full authority to do so executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself/herself as such ORGANIZER.

Witness my hand and official seal this the 29 **day of March, 2004**

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.