Please record and return to:
Hix & Gray, PLC
1629 AmSouth Center
Nashville, TN 37238

WARRANTY DEED

P-CBA-04-2820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

William S. Godwin Jr.
Affiant

Subscribed and sworn to before me this 22nd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmack Properties, LLC	Carmack Properties, LLC	
2820 Dogwood Place	(NAME) 761 Benton Avenue	118-11-0091.00
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAM K. HARWELL ~~AND WIFE, BETH H. HARWELL~~, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARMACK PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 7, Block "F", on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 74.5 feet on the easterly side of Dogwood Place and runs back between lines 174 feet on the north line and 147 feet on the south line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Sam K. Harwell by Warranty Deed dated August 17, 2001 of record in Instrument No. 20010820-0089496, said Register's Office. ~~Beth H. Harwell, wife of Sam K. Harwell, joins in this conveyance for the expressed purpose of conveying any marital interest in which she may have in said property.~~

Property subject to matters shown on the Plan of record in Book 1130, page 36, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Said property is zoned commercial.

unimproved ( )
This is improved (X) property, known as 2820 Dogwood Place, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 22nd day of April, 2004.

Sam K. Harwell

~~Beth H. Harwell~~

Davidson County DEEDWARR
Recvd: 04/28/04 12:18 2pgs
Fees:13.00 Taxes:610.50
20040428-0048116

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Frances Rudy, a Notary Public in and for said County and State, **Sam K. Harwell/[redacted]**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2004.
in Nashville, Tennessee

Notary Public

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.