RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 06/01/04 10:45 3pgs
Fees:18.00 Taxes:777.00
20040601-0063627

File No.: **2120-526135**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2004**, by and between **Stephanie G. Gladhart, an unmarried person and Victor G. Careaga, an unmarried person as joint tenants with right of survivorship**, parties of the first part, and **Edward J. Carroll and wife, Judith H. Carroll,**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 140, Section Three, WEST MEADE ESTATES, as shown on plat of record in Plat Book 3106, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie G. Gladhart and Victor G. Careaga by deed from Hannah G. Bird, recorded the 2nd day of October, 2002 in Instrument No. 20021002-0120414, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **200210020120414** in said Register's office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **115-6-12**
Improved OR
x Unimproved property located at: **944 Windrowe Drive, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Stephanie G. Gladhart
by Cindy Graham

Victor G. Careaga
by Cindy Graham

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Cindy Graham to me known to be the person who executed the foregoing instrument in behalf of **Stephanie G. Gladhart, an unmarried person and Victor G. Careaga, an unmarried person as joint tenants with right of survivorship** as their attorney in fact, and acknowledged that she executed the same as the free act and deed of said **Stephanie G. Gladhart and Victor G. Careaga** .

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2004.**

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Edward Carroll**

and Address: **944 Windrowe Drive**
Nashville, TN

Mail tax bills to, (Person or Agency responsible for payment of taxes): AmSouth Bank
~~**A Natural Person Or Legal Entity To Be Designated**~~ P.O. Box 57046
Irvine, CA 92619-7046

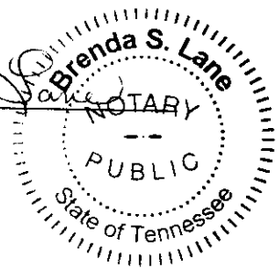
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$210,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Price
Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2004.**

Brenda S. Lane
Notary Public



My Commission Expires: 5/23/06