This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

Davidson County DEEDWARR
Recvd: 12/09/04 15:03 2pgs
Fees:13.00 Taxes:525.40
20041209-0146972

ADDRESS NEW OWNER:
Carroll D. Davis
724 Braemere Drive
Franklin, TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-06-0
PAR. 165.00
06DU-30230

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Carroll D. Davis, unmarried, the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dawn Leniger, Trustee of the DARLINGTON DRIVE TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Carroll D. Davis, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 154, on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dawn Leniger, Trustee of the DARLINGTON DRIVE TRUST, by deed from Stephen L. Peden and wife, Lois H. Peden as of record in INST: 20040526-0062168, Register's Office for Davidson County, Tennessee.

This is improved property known as 4928 Darlington Drive, Nashville, TN 37211, and corrects prior deed showing property to be 4827 Darlington Drive.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. This conveyance subject to a mortgage payable to Chase Manhattan Corp. of record in Book 10358, Page 203, said Register's Office. Taxes for 2004 have been assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carroll D. Davis, his heirs and assigns, forever; and Dawn Leniger, Trustee, DARLINGTON DRIVE TRUST, does covenant with the said Grantee that it is seized and possessed of said land, has a good right to convey it; and it does further covenant and bind itself, its representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 7th day of December, 2004.

DARLINGTON DRIVE TRUST

Dawn Leniger, Trustee

Dawn Leniger, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Dawn Leniger with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 7th day of December, 2004.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 142,000.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008