SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/29/05 16:16 2 pgs
Fees:13.00 Taxes:188.70
20050429-0048096

ADDRESS NEW OWNER(S) AS FOLLOWS:
Troy Lee Putney
6148 Mt. Pisgah Road
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
18-04-0-A-72

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Jeffrey Cardwell and wife, Nancy Love Cardwell** hereinafter referred to as Grantors, hereby transfers and conveys to **Troy Lee Putney** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 123 on the plan of Highland Creek, Section Three, as of record in Instrument No. 20011211-0136446, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles Jeffrey Cardwell and wife, Nancy Love Cardwell by Warranty Deed from Holt Valley, LLC, a Tennessee limited liability compay of record in Instrument No. 20011227-0142620, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument No. 20011211-0136446, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11568, Page 311, and Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement of record in Book 10569, Page 732, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2112 Sherbrooke Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 27th day of April, 2005.

Charles J. Cardwell

Charles Jeffrey Cardwell

Nancy Love Cardwell

Nancy Love Cardwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Jeffrey Cardwell and wife, and Nancy Love Cardwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2005.

Notary Public

My Commission Expires: 11/6/2005

DONALD P. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

12659-BP