| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **250,000.00.**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2005.<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

Davidson County DEEDWARR
Recvd: 07/27/05 09:42 2 pgs
Fees:13.00 Taxes:925.00
20050727-0087343

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| D & G Investments | Chad Greer | MAP 117 |
| Lot 3 Carlton Drive | 2511 Central Ave | PARCEL 75 |
| Nashville, TN 37215 | Nashville TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carlton Properties, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D & G Investments**

HEREINAFTER CALLED THE 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. 3 on the Final Plat for Southgate, as of record in Instrument No. 200308290125580, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Carlton Properties, LLC by warranty deed from HR Properties of Tennessee LLC as of record in Instrument No. 20050713-0081301, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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.

This is **(X)** UNIMPROVED

**()** IMPROVED property known as **Lot 3 Carlton Drive, Nashville, TN 37215.**

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 we do covenant with the said GRANTEES 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 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 the 22nd day of July, 2005.

Carlton Properties, LLC

BY: _____
Stuart McWhorter, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Stuart McWhorter with whom I am personally acquainted, and who acknowledged that __he executed the within instrument for the purposes therein contained, and who further acknowledged that __he is the agent of the maker, **Carlton Properties, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22nd day of July, 2005.

My Commission expires May 24 2008

Notary Public