FOR RECORDING PURPOSES

LTIC File No. 57905a

31B
S+R
Tract

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 650,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 12-21-05

NOTARY PUBLIC

COMMISSION EXPIRES: 3-25-06

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: LAWYERS TITLE INSURANCE CORPORATION 424 CHURCH STREET, SUITE 950 NASHVILLE, TENNESSEE 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: Lakewood Partners, LLC 1372 Robinson Road Old Hickory TN 37138	**SEND TAX BILLS TO:** SAME	**MAP-PARCEL NUMBER:** 53 - 15 / 21 53 -15 / 3.00 53 - 15 / 3.01

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

JAMES R. FERRELL and Dianne C. Ferrell

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

LAKEWOOD PARTNERS, LLC

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the following matters:

All matters shown on Plat recorded in Book 3842, page 82 in the Register's Office for Davidson County, Tennessee

Taxes for the year 2006 and subsequent years.

Davidson County DEEDWARR
Recvd: 12/28/05 11:18 4 pgs
Fees:23.00 Taxes:2405.00
20051228-0155144

THIS IS (X) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 105 Teresa Drive, Old Hickory, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date: 12-21-05

Dianne C. Ferrell

James R. Ferrell

JAMES R. FERRELL

NOTARY ACKNOWLEDGEMENT

STATE OF Tenn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. FERRELL and Dianne C. Ferrell, the within named, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tenn this 21 day of December, 2005.

Lori McPherson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Lori McPherson
My Commission Expires
March 25, 2006
STATE OF TENNESSEE

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219

EXHIBIT A

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Parcel 3.00

Land in Davidson County, Tennessee

Described more precisely as follows:

Beginning at an iron rod at the southeast corner of lot fourteen of Teresa Drive Subdivision, as of Record in Plat Book 3842, Page 82, Register's Office of Davidson County, Tennessee and being the northeast corner of this parcel, formerly described as the western margin of McArthur Drive (non-constructed);

Thence leaving line of Teresa Drive Subdivision, S 05° 01' 47" W 195.82 feet to a point on the northern margin of eighteen foot right-of-way;

Thence with margin of eighteen foot right-of-way, N 86° 26' 32" W 619.87 feet to a point;

Thence leaving said eighteen foot right-of-way, S 88° 37' 25" W 392.28 feet to a point;

Thence, N 02° 51' 22" E 15.00 feet to a point;

Thence, N 77° 29' 48" W 306.13 feet to a point;

Thence, S 80° 19' 58" W 339.29 feet to a point;

Thence, N 21° 11' 29" W 108.76 to an iron rod on the line of Golf Club Place - Phase One (Instrument Number 20000726-0073971 Register's Office of Davidson County, Tennessee);

Thence with line of Golf Club Place, N 04° 20' 25" W 129.55 feet to an iron rod;

Thence continuing with Golf Club Place, N 07° 00' 56" E 17.09 feet to an iron rod at Teresa Drive Subdivision (Plat Book 3842, Page 82, R.O.D.C., TN);

Thence with Teresa Drive Subdivision for the next six calls:

S 86° 41' 37" E 1052.40 feet to an iron rod;

S 02° 44' 23" W 43.99 feet to an iron rod;

S 87° 11' 29" E 325.05 feet to an iron rod;

S 86° 46' 59" E 113.00 feet to an iron rod;

N 01° 59' 01" E 39.32 feet to an iron rod;

and, S 85° 16' 28" E 221.00 feet to the point of beginning;

Containing 7.51 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138.

BEING a portion of the same property conveyed to James R. Ferrell, by Deed of Record in Book 4125, page 675, Register's Office Davidson County, Tennessee.

EXHIBIT A
(Continued)

Parcel 3.01

Land in Davidson County, Tennessee

Described more precisely as follows:

Beginning at an iron rod on the western margin of McArthur Drive, said point being located 20 feet south of Teresa Drive and being the northwest corner of this parcel;

Thence crossing said McArthur Drive, S 81° 39' 08" E 26.34 feet to an iron rod;

Thence, S 77° 44'11" E 172.66 feet to an iron rod at the northeast corner of this parcel;

Thence, S 12° 57' 41" W 262.30 feet to an iron rod on northern margin of an 18 foot right-of-way, N 87° 22' 45" W 167.00 feet to a point;

Thence leaving said right-of-way, N 05° 01' 47" E 195.82 feet to an iron rod;

Thence, N 08° 20' 52" E 94.42 feet to the point of beginning;

Containing 1.17 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138

BEING the same property conveyed to James R. Ferrell, by Deed of Record in Instrument No. 20011129-0130882, Register's Office for Davidson County, Tennessee.

Parcel 21.00

Land in Davidson County, Tennessee being Lot One on the plan of Teresa Drive Subdivision, as of Record in Plat Book 3842, page 82, Register's Office Davidson County, Tennessee.

Described more precisely as follows:

Beginning at an iron rod on the southern margin of Teresa Drive, said point being the northeast corner of Lot Two and the northwest corner of this lot;

Thence with southern margin of Teresa Drive, S 87° 09'29" E 110.00 feet to an iron rod;

Thence leaving said road margin, S 01° 42' 03" W 106.57 feet to an iron rod;

Thence, S 01° 59' 01" W 39.32 feet to an iron rod at the southeast corner of this lot;

Thence, N 86° 46' 59" W 113.00 feet to an iron rod at the southwest corner of this lot;

Thence, N 02° 57' 19" E 145.12 feet to the point of beginning;

Containing 0.37 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138.

Being a portion of the same property conveyed to James R. Ferrell, by Deed of Record in Book 4125, page 675, Register's Office Davidson County, Tennessee