THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Colbert & Winstead, P.C.
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $253,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 20th day of January, 2006.

Notary Public
My Commission Expires: 11-24-07

TERRI L. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/27/06 10:39 3 pgs
Fees:18.00 Taxes:936.10
20060127-0010545

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Charles Edward Carpenter, III Jeannie Bailey Carpenter 7044 Sugar Plum Drive Nashville, TN 37211	J. Frank Rudy, Jr. 7044 Sugar Plum Drive Nashville, TN 37211	Map/Parcel 181-01-A/ 109.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Linda L. Miller ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Charles Edward Carpenter, III and wife Jeannie Bailey Carpenter, ("Grantees"), their successors and assigns, all of her right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly the land referred to in the Commitment and described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Sugar Valley, Section Three of record in Instrument 200004100035743, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Warren G. Miller, Jr., a married man, by deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument 200111260128715 said Register's Office. The said Warren G. Miller, Jr. having since died. And being the same property devised to Linda L. Miller, his wife, by his Last Will and Testament of record in WB 5640/1529614, in the Probate Court Clerk's Office for Davidson County, Tennessee.

By Acceptance of this deed, the second party hereby agrees to be bound by the Restrictions, Covenants and Conditions of the Master Deed as amended and to pay the assessments as set out therein.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever. Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantees that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 20th day of January, 2006.

GRANTOR:

Linda L. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Linda L. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2006.

Notary Public

My commission expires: 1/24/09

TERESA M. WEBB
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.