FOR RECORDING PURPOSES

LTIC File No. NA27412

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $113,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 1-25-2006.

NOTARY PUBLIC

COMMISSION EXPIRES

CHRISTINA M. YODER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 10, 2007

Davidson County DEEDWARR
Recvd: 01/30/06 07:49 3 pgs
Fees:18.00 Taxes:419.58

20060130-0010977

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Foundation for the Challenged 5970 Wilcox Place, Suite G Dublin, Ohio 43016	SAME	165-13-A/6.5CO

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, I, **Triad Properties, a Tennessee general partnership**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Foundation for the Challenged**, an Ohio non-profit corporation

HEREINAFTER CALLED THE **GRANTEE(S),** ITS SUCCESSORS 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. 345, on the Plan of Peppertree Forest, Section Four, as shown on plat of record in Plat Book 7900, page 426, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Triad Properties in Instrument Nos. 200011130112308, 200012130122699 and 200102010009718, Register's Office for Davidson County, Tennessee.

The above referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

THIS IS (_X_) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 700 Pepperwood Court
Antioch, TN 37013

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: 1-27-06

Triad Properties, a Tennessee general partnership

By: Managing General Partner
Walter H. Carter, Managing General Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Walter H. Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Managing General Partner of Triad Properties, the within named bargainor, a Tennessee general partnership, and that he as such Managing General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of January, 2006.

NOTARY PUBLIC: Pamela B. Hampton

My Commission Expires: 10-16-07

PAMELA B. HAMPTON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN My Comm Exp Oct 16, 2007

FURNISHED BY:

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

EXHIBIT B

1. Real estate taxes for the year 2006 and subsequent years. RE: Tax Parcel No. 165-13-A/6.5 CO.
2. All matters shown on Plat recorded in Book 7900, page 426.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8757, page 607, as amended in Book 9004, page 514; Book 9157, page 711; Book 9287, page 698; Book 9455, page 801; and Book 9664, page 162, and in any allied instrument(s) referred to in said restrictions.
4. By-Laws of Peppertree Forest of record in Book 8757, page 623.
5. Charter of Peppertree Forest Homeowner's Association of record in Book 8757, page 639.
6. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Book 8855, page 559; Book 8855, page 616; Book 8855, page 621; Book 8855, page 555; Book 9207, page 478; and Book 9207, page 483.