FOR RECORDING PURPOSES

LA 31-B

LTIC File No. NA27413

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $110,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: January 27, 2006

NOTARY PUBLIC

COMMISSION EXPIRES:

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

Davidson County DEEDWARR
Recvd: 01/30/06 07:57 3 pgs
Fees:18.00 Taxes:409.22

20060130-0010978

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	165-13/23

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, **Walter H. Carter, Trustee and The 912 Stoneview Ct. Trust**

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. 142, on the Plan of Peppertree Forest Section 2, as shown on plat of record in Plat Book 7900, page 176, 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 Walter H. Carter, Trustee and The 912 Stoneview Ct. Trust, by Deed of record in Instrument No. 20030722-0102603, 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: 912 Stoneview Court
Antioch, Tennessee 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

Walter H. Carter, Trustee

Walter H. Carter, Trustee of The
912 Stoneview Ct. Trust

The 912 Stoneview Ct. Trust

By: Walter H. Carter, Trustee

Walter H. Carter, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Walter H. Carter, Trustee of The 912 Stoneview Ct. Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this date: 1-27-06

Pamela B. Hampton

Notary Public

Commission Expires: 10-16-07

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

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for 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 upon oath acknowledged himself to be the Trustee of The 912 Stoneview Ct. Trust, and that as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Trust, by himself as Trustee.

Witness my hand and official seal at office at Nashville, Tennessee on this date: 1-27-06

Pamela B. Hampton

Notary Public

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. 165-13/23.
2. All matters shown on Plat recorded in Book 7900, page 176.
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 General Properties, Limited, of record in Book 8084, page 502; Book 8082, page 505; Book 8084, page 508; and Book 8084, page 512.
7. Deeds of Conveyance to Jerry Butler, of record in Book 8082, page 200; Book 8855, page 611; Book 8855, page 563; Book 9698, page 194; and Book 9698, page 160.
8. Deeds of Conveyance to Jerry Butler and Elite Construction, Inc., of record in Book 8082, page 206.
9. Deeds of Conveyance to Allen Earps, of record in Book 9835, page 179 and Book 9835, page 171.