THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0601001 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me this 20th day of January, 2006. Notary Public My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Robert E. Garland Jennifer S. Garland 405 Tracepark Circle Nashville, TN 37221	NEW OWNER	MAP 115-16-A PARCEL 67

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan D. Berlin** and wife, **Sarah L. Berlin**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Robert E. Garland** and wife, **Jennifer S. Garland**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 Traceside, Section II, of record in Plat Book 7900, Pages 980-981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan D. Berlin and wife, Sarah L. Berlin, by deed dated April 15, 1999 from Timothy N. Stanfill and wife, Kerry T. Stanfill, of record in Book 11435, Page 340, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the plan of Traceside, Section II of record in Plat Book 7900, pages 980-981, Register's Office for Davidson County, Tennessee.
3. All matters provided in the Declaration of Covenants, Conditions, and Restrictions of Traceside of record in Book 9236, page 504, as amended in Book 9435, page 493, and Book 9677, page 675, Register's Office for Davidson County, Tennessee.
4. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
5. Charter of Traceside Homeowners Association, Inc., of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Water Line of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
7. Conveyance of Open Space bt Quitclaim Deed to Traceside Homeowners Association, Inc., of record in Instrument No. 200003290031454, Register's Office for Davidson County, Tennessee.

This is improved property known as: 405 Tracepark Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever.

GRANTORS COVENANT that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document.

Davidson County DEEDWARR
Recvd: 01/31/06 09:57 2 pgs
Fees:13.00 Taxes:1061.90
20060131-0011736

GRANTORS FURTHER COVENANT and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 20th day of January, 2006.

Jordan D. Berlin

Sarah L. Berlin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Jordan D. Berlin and wife, Sarah L. Berlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009