31B
SdR
LAM

This Instrument Prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

TO: D. Todd Carson

FROM: Phillip L. Kile

Davidson County DEEDWARR
Recvd: 02/01/06 16:13 4 pg
Fees:23.00 Taxes:3774.00
20060201-0012685

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
D. Todd Carson c/o 6137 Robin Hill Road Nashville, TN 37205	Same	Map 106-6 Parcel 61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,020,000.

Affiant

Sworn to and subscribed before me, this 30th day of January, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged Phillip L. Kile and wife, Patricia K. Kile (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents does transfer and convey unto D. Todd Carson (the "Buyer"), and Buyer's respective successors and assigns, all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto, incorporated herein by reference, together with any improvements thereon (the "Property").

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

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and its successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 30th day of January, 2006.

SELLER:

Phillip L. Kile

Patricia K. Kile

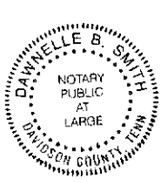
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Phillip L. Kile and wife, Patricia K. Kile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of January, 2006.

Dawnelle B. Smith
Notary Public

My Comm. Expires:_____



NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey prepared by Volunteer Land Surveying Services, 2814 Foster Avenue, Nashville, TN, TNRLS No. 1728, Job No. 25154, dated November 16, 2005, as follows;

Beginning at an iron pin on the southerly margin of Murfreesboro Pike and the northwest corner of this tract as of record in Book 10167, page 388, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence along Murfreesboro Pike, S 71° 54' 43" E, 284.03 feet to an iron pin found;

(2) Thence, leaving Murfreesboro Pike with the east line of this tract, S 19° 00' 00" W, 440.74 feet to an iron pin found in the north right-of-way of Hill Avenue;

(3) Thence, along Hill Avenue N 71° 22' 18" W, 282.50 feet to an iron pin found in the east right-of-way of Arlington Avenue and the southwest corner of this tract;

(4) Thence along Arlington Avenue, N 18° 48' 30" E, 438.06 feet to the point of beginning, containing 124038.20 square feet, or 2.84 acres.

Being the same property conveyed to Phillip L. Kile and wife, Patricia K. Kile, by deed of record in Book 10167, page 388, RODC.

EXHIBIT B

Permitted Encumbrances

1. Real Property Taxes for 2006, a lien which is due and payable.

2. All matters shown on a survey prepared by Volunteer Land Surveying Services dated November 16, 2005, Job No. 25154, TN RLS No. 1728.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4346, page 591, RODC.

4. Reservations, Options, Assignments, Covenants and Exceptions of record in Book 6251, page 171, as modified by Quitclaim Deed of record in Book 10167, page 381, RODC.