6

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $154,900.00

Sworn to and subscribed before me this 9th day of February, 2006

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 02/15/06 11:05 2 pgs
Fees:13.00 Taxes:573.13
20060215-0018220

Address of New Owner:

Todd Liebergen
223 Walton Lane
Madison, TN 37115

Send Tax Bills to:

Map-Parcel Numbers

51-15-C-4.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mallard Partners, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Liebergen and wife, Cassandra Liebergen**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Cluster Lot Development, Revised Final Plat for Sect. 1, (erroneously referred to as Section 7 in prior deed) Walton Oaks Subdivision as shown by plat appearing of record in Instrument No. 20011206-0134230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mallard Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from William H. Dorris and Robert B. Huffine dated January 7, 2004 of record in Instrument No. 20040114-0005810, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book Instrument No. 20011206-0134230, Register's Office for Davidson County, Tennessee.

This is improved property known as 223 Walton Lane, Madison, TN 37115.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of February, 2006

Mallard Partners, LLC

By: William H. Dorris, Chief Manager

Mallard Partners, LLC

By: Robert B. Huffine, Secretary

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared William H. Dorris and Robert B. Huffine with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary of Mallard Partners, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

Witness my hand and seal, this 9th day of February, 2006.

Notary Public

My Commission Expires: _____

(SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009