RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/21/06 11:56 4 pgs
Fees:23.00 Taxes:1293.15
20060221-0020047

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of February, 2006, by and between RONALD E. WALLER, AND WIFE, and DEBORA L. WALLER, hereinafter called Grantors, and LAURI CHAUDOIN, AND HUSBAND, and ROBERT CHAUDOIN, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RONALD E. WALLER, AND WIFE, and DEBORA L. WALLER, as Grantors, do hereby bargain, sell, transfer and convey unto LAURI CHAUDOIN, AND HUSBAND, and ROBERT CHAUDOIN, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5544 DEER RUN ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor on the day and year first above written.

RONALD E. WALLER
Signature of Seller

DEBORA L. WALLER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RONALD E. WALLER,*the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. * and Debora L. Waller

Witness my hand, at Joelton **, TENNESSEE, this** 17 **day of February, 2006.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

LAURI CHAUDOIN and ROBERT CHAUDOIN

5544 DEER RUN ROAD
JOELTON, TENNESSEE 37080

Property Address:

5544 DEER RUN ROAD, JOELTON, TENNESSEE 37080
Person Responsible for Taxes:

Countrywide Home Loans
2021 N. Gallatin Road, #280
Madison, TN 37115

Map & Parcel #: MAP 4, PARCEL 175

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **349500**^{00} which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **February, 2006**.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 8.9.09

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-322J

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Tract No. 17 on the Plan of Coopertown Farms as attached to Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms of record in Book 8211, page 319, Register's Office for said County, and being more particularly described according to a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513 as follows:

TO find the POINT OF BEGINNING, start at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839, in the Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and severing the property of Noble C. Daudill, II, of record in Deed Book 8114, page 913, in said Register's Office, with the easterly margin of an easement from ingress, egress, drainage and utilities, as follows: northwesterly with a curve concave to the northeast and having a radius of 25.00 feet, an arc distance of 37.56 feet through a central angle of 86 deg. 04 min. 34 sec. to the point of tangency; thence continuing to sever said Caudill property with said margin, north 23 deg. 29 min. 36 sec. west 175.32 feet to an iron pin at the beginning of a curve in said margin concave to the east and having a radius of 2108.22 feet; thence continuing to sever said Caudill property with said curve in said margin, northwesterly an arc distance of 394.16 feet through a central angle of 10 deg. 42 min. 44 sec. to an iron pin at the point of tangency; thence continuing to sever said Caudill property with said margin, north 12 deg. 46 min. 53 sec. west 200.19 feet to the beginning of a curve in said margin concave to the east and having a radius of 1195.64 feet; thence continuing to sever said Caudill property with said margin, northerly an arc distance of 331.20 feet through a central angle of 15 deg. 52 min. 17 sec. to an iron pin at the point of tangency, THE POINT OF BEGINNING; thence continuing to sever said Caudill property with a curve in said margin concave to the southwest and having a radius of 380.89 feet; northwesterly an arc distance of 249.00 feet to an iron pin; thence leaving said margin and continuing to sever said Caudill property as follows: north 55 deg. 38 min. 04 sec. east 423.75 feet to an iron pin, south 55 deg. 40 min. 10 sec. east 649.95 feet to an iron pin, south 82 deg. 29 min. 24 sec. west 827.69 feet to the BEGINNING containing 5.17 acres. THE ABOVE described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; thence with a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, southwesterly an arc distance of 96.66 feet, through a central angle of 16 deg. 42 min. 16 sec., to an iron pin; thence leaving said right-of-way and severing the property of Noble C. Caudill, II, as follows: northerly an arc distance of 37.56 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 86 deg. 04 min. 41 sec. to an iron pin at the point of tangency; thence north 23 deg. 29 min. 36 sec. west 175.32 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 2158.22 feet; thence with the curve northwesterly an arc distance of 403.51 feet, through a central angle of 10 deg. 42 min. 44 sec. to an iron pin at the point of tangency; thence north 12 deg. 46 min. 53 sec. west 200.19 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 1245.64 feet; thence with said curve, northerly an arc distance of 345.05 feet, through a central angle of 15 deg. 52 min. 18 sec. to an iron pin at the beginning of a curve concave to the southwest and having a radius of 330.89 feet; thence with said curve, northwesterly an arc distance of 251.44 feet, through a central angle of 43 deg. 32 min. 21 sec., to an iron pin at the point of tangency; thence north 40 deg. 26 min. 57 sec. west 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 313.84 feet; thence with said curve, northwesterly an arc distance of 159.65 feet; through a central angle of 29 deg. 08 min. 47 sec. to an iron pin at the point of tangency; thence north 69 deg. 35 min. 44 sec. west 132.43 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; thence with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 deg. 24 min. 35 sec. to an iron pin at the beginning of a cul-de-sac curve concave to the east and having a radius of 50.00 feet; thence with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 deg. 48 min. 57 sec. to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; thence with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 deg. 24 min. 35 sec. to an iron pin at the point of tangency; thence south 69 deg. 35 min. 44 sec. east 132.43 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 363.84 feet; thence with said curve, southeasterly an arc distance of 185.08 feet, through a central angle of 29 deg. 08 min. 47 sec. to an iron pin at the point of tangency; thence south 40 deg. 26 min. 57 sec. east 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 380.89 feet; thence with said curve, southerly an arc distance of 289.44 feet, through a central angle of 43 deg. 32 min. 22 sec., to an iron pin at the beginning of a curve concave to the east and having a radius of 1195.64 feet; thence with said curve, southerly an arc distance of 331.20 feet, through a central angle of 15 deg. 52 min. 17 sec., to an iron pin at the point of tangency; thence south 12 deg. 46 min. 53 sec. east 200.19 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 2108.22 feet; thence with said curve, southeasterly an arc distance of 394.16 feet, through a central angle of 10 deg. 42 min. 44 sec., to an iron pin at the point of tangency; thence south 23 deg. 29 min. 36 sec. east 175.32 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; thence with said curve southeasterly an arc distance of 37.56 feet through a central angle of 86 deg. 04 min. 34 sec., to the BEGINNING containing 2.76

acres. SOURCE OF DESCRIPTION: THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990, BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 1204 ELMWOOD AVENUE, NASHVILLE, TENNESSEE, 37212.

Being the same property conveyed to RONALD E. WALLER, AND WIFE, and DEBORA L. WALLER, by Deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually, of record in Book 8334, page 843, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 4, PARCEL 175).
2. Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms, of record in Book 8211, page 319, Register's Office for DAVIDSON County, Tennessee.

3. By-laws of Coopertown Farms Homeowners Association of record in Book 8211, page 327, Register's Office for Davidson County, Tennessee.

4. Corporate Charter for Coopertown Farms Homeowners Association of record in Book 8211, page 333, Register's Office for Davidson County, Tennessee.