File No. 260200273

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Bobbi Jean Sherry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2006.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/06 13:41 2 pgs
Fees:13.00 Taxes:514.30

20060228-0023003

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbi Jean Sherry	JPMorgan Chase Bank, N.A.	Map 07507011300
(NAME) 4381 Baton Rouge Drive	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C AND N PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbi Jean Sherry, married and husband, Keith Sherry, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 96 on the Plan of HIGHLANDS OF TULIP GROVE, Section I, as of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Included in this description is the northerly 4.5 feet of Lot No. 96, as referred to in Quitclaim Deed of record in Book 5610, page 744, Register's Office for Davidson County, Tennessee; however is not included in this conveyance.

Being the same property conveyed to Clark Cummings and Mark Nelson and wife, Kelli Nelson by deed from Daniel H. Barrett of record in Instrument number 20041001-0118607 and further conveyed to C AND N PROPERTIES, LLC by Quitclaim deed from Clark Cummings, married and Mark Nelson and wife, Kelli Nelson of record in Instrument number 20050307-0024912, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4675, Page 26, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4793, Page 157 and amended in Book 5545, page 321, Register's Office of said County.

Slope and drainage Easement as shown of record in Deed Book 4128, Page 813, Register's Office for said County.

Driveway Easement as shown of record in Deed Book 5512, Page 872, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved X property, known as 4381 Baton Rouge Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 21st day of February, 2006.

C AND N PROPERTIES, LLC

By: Member

Mark Nelson, Member

Attest: Member

Clark Cummings, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Nelson and Clark Cummings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Members the within named bargainor, a Tennessee Limited Liability Company, and that he as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Mark Nelson and Clark Cummings, as such Members.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 2/21/2006.

My Commission Expires:
11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number: 260200273

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122