WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 136,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mary L. Lane	SAME	MAP:
1254 North Avondale Circle		Parcel:71-02 33.00
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

COMPASS DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARY L. LANE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1254 North Avondale Circle, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 17th day of April, 2006.

Davidson County DEEDWARR
Recvd: 04/20/06 14:18 2 pgs
Fees:13.00 Taxes:505.05
20060420-0045637

Compass Development, LLC

BY: _____
Jim R. Vanderpool, authorized signor by
Compass Development LLC Resolution

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the authorized signor by Compass Development LLC Resolution of COMPASS DEVELOPMENT, LLC, the within named barganor, a LLC, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said LLC for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of April, 2006.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 39 ON THE MAP OF E.C. SCRUGGS' AVONDALE ADDITION OF RECORD IN BOOK 161, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 39 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF GREENWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 149.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO COMPASS DEVELOPMENT, LLC BY WARRANTY DEED FROM RISCHELLE W. JENKINS, UNMARRIED, RECORDED ON THE 19TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050719-0083881, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.