WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Beth Bradford Carroll
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Bradford Carroll	SAME	MAP 132-13 PAR 2
(NAME) 4606 Lealand Lane	(NAME) 1233 Concord Hunt	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TRIAD CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETH BRADFORD CARROLL**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Oakhill Subdivision, No. 1 of record in Book 547, page 49, Register's Office for said County, and more particularly described as follows, to wit:
Beginning at a point on the easterly margin of Lealand Avenue or Lane, formerly 10th Avenue south, extended at the northwest corner of property conveyed to Paul G. Hines and wife, by deed from Jesse L. Gowen and wife, of record in Book 1492, page 465, Register's Office for Davidson County, Tennessee, thence with said Hines northerly line eastwardly 199 feet, more or less, to a point on the westerly line of Lot No. 2; thence with said line northwardly 207 feet to the southeast corner of property conveyed to C.T. Martin by deed from Jesse L. Gwen and wife, of record in Book 1349, page 107, Register's Office for Davidson County, Tennessee; thence with said Martin's southerly line, westwardly 199 feet, more or less, to the easterly margin of Lealand Lane or Avenue; thence with the same southwardly 207 feet to the beginning.

Being the same property conveyed to Triad Construction LLC by deed of record in Instrument No. 20051004-0119419, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 4606 Lealand Lane, Nashville, TN 37220
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand(s) this 21st day of April, 2006.

Triad Construction, LLC
Randy Dabbs Managing Member
BY: RANDY DABBS, as MANAGING MEMBER

Davidson County DEEDWARR
Recvd: 04/25/06 09:16 2 pgs
Fees:13.00 Taxes:1665.00

20060425-0046923

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, RANDY DABBS, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGING MEMBER of the Triad Construction LLC, the within named bargainor, and limited liability corporation, and that he as such MANAGING MEMBER, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said RANDY DABBS as such MANAGING MEMBER.

WITNESS my hand and official seal this 21st day of April, 2006

NOTARY PUBLIC

My Commission Expires 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10 , 2008