THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25380-05-2006** **Record & Return To:** **Nashville Title Insurance Corporation** **2818 Bransford Avenue** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $286,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Michael Brody-Waite 412 Carphilly Court Brentwood, TN 37027	**Send Tax Bills To:** Decision One 6060 JA Jones Dr. #1000 Charlotte, NC 28287	**Tax Information:** Map No.172.05-0B Parcel No. 143.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clevan Lethaniel Williams, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Brody-Waite** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 412 Carphilly Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of May, 2006.

Clevan Lethaniel Williams by Sharon Reynolds

Clevan Lethaniel Williams by Sharon Reynolds as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Sharon Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Clevan Lethaniel Williams as his Attorney-In-Fact, as the free act and deed of the within named Clevan Lethaniel Williams.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County	DEEDWARR
Recvd: 05/25/06 11:41	2 pgs
Fees:13.00 Taxes:1058.20	
20060525-0061575	

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Sterling Oaks, Phase III, as of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

*

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sterling Oaks, Phase III of record in Instrument No. 20001214-0123042, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Sterling Oaks Homeowners Association, Inc. of record in Book 10951, page 547, as amended in Book 11514, page 959, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Sterling Oaks, Phase III Homeowner's Association, Inc., of record in Instrument No. 20001214-0123043, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to of record in , Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Sterling Oaks, Phase III Homeowner's Association, Inc. of record in Instrument No. 20001214-0123041, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Sterling Oaks Homeowner's Association, Inc. of record in Book 10951, page 540, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, pages 177, 181, 185, and 7573, page 231, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 200011220115320, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Boundary Plan of record as Book 9700, page 770, Register's Office for Davidson County, Tennessee.
11. Easement for use of spring of record in Book 2240, page 167, Book 2927, page 95 and corrected in Book 2996, page 487, Register's Office for Davidson County, Tennessee.
12. Easement for TVA transmission line of record in Book 1174, page 37 and Book 1205, page 17, Register's Office for Davidson County, Tennessee.
13. Agreement to cancel and extinguish easement of record in Book 9474, page 745, Register's Office for Davidson County, Tennessee.
14. Easement to Bellsouth Telecommunications, Inc. of record in Instrument No. 20010824-0091876, Register's Office for Davidson County, Tennessee.

* Being the same property conveyed to Clevan Lethaniel Williams, unmarried, by deed from Relocation Resources International, Inc., on April 24, 2003, of record in Instrument Number 20030528-0072165, Register's Office for Davidson County, Tennessee.