This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060417

Davidson County DEEDWARR
Recvd: 06/19/06 15:31 2 pgs
Fees:13.00 Taxes:647.13

20060619-0073140

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
New Owner

~~C & B~~ Charles D. Cantrell
New Owner is:
6645 Cabot Drive
Nashville, TN 37209

MAP: 102-07-16.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **C & B Properties**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles D. Cantrell** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.89 feet to a line in the rear on which it measures 75.83 feet.

Being the same property conveyed to Vonda H. Mongeon by deed from Phyllis J. Sweat of record in Instrument No. 20021007-0122109, Register's Office for Davidson County, Tennessee and being the same property conveyed to Tennessee Commerce Bank by Deed of Trust of record at Instrument No. 20021007-0122110, R.O.D.C.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of May, 2006.

GRANTOR:

C & B Properties

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, James M. Bellar and NT Chamlou, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the partners of the **C & B Properties** the within named bargainor, and that he/she as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 30 day of May, 2006.

Notary Public

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $174,900.00.

Affiant

SWORN TO and subscribed before me this 30 day of May, 2006.

NOTARY PUBLIC

My commission expires:

11/25/06

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.