Davidson County DEEDWARR
Recvd: 07/10/06 08:48 3 pgs
Fees:18.00 Taxes:1554.00
20060710-0082114

This Instrument Was Prepared By:
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Suite 1500
511 Union Street
Nashville, Tennessee 37219-1778

# GENERAL WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| **Chartwell Properties, LLC**<br>**2112 Woodlawn Drive**<br>**Nashville, Tennessee 37212** | **Same** | **Map 116-3**<br>**Parcel 88** |

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Arnold and wife, Judith Lee Arnold, and Ryan Arnold and wife, Shannon Arnold,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **CHARTWELL PROPERTIES, LLC,** a Tennessee limited liability company, (the "Grantee"), its successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the southerly ½ of Lot No. 76 on the Plan of Kenner-Manor Land Co.'s Second Subdivision of The Kenner Tract as shown on plat of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

BEING the same property conveyed to Robert Arnold and wife, Judith Lee Arnold, and Ryan Arnold and wife, Shannon Arnold, by deed from Scott S. Tune and wife Elizabeth S. Tune, of record in Instrument No. 20040130-0011781, Register's Office for Davidson County, Tennessee.

This is improved property known as 117 Kenner Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors, and assigns forever. Grantors do hereby release and relinquish unto Grantee, its successors and assigns forever, all of their right, title and interest in and to said property, and do hereby covenant to and with Grantee, its successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same. 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.

In witness whereof, Grantors have executed this instrument this 29th day of June, 2006.

Robert Arnold by Ryan Arnold, attorney-in-fact POA

Ryan Arnold

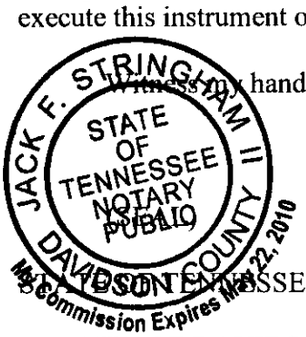
Judith Lee Arnold by Ryan Arnold, attorney-in-fact POA

Shannon Arnold

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that such person executed the foregoing instrument for the purposes therein contained, and who further acknowledged that such person is the attorney in fact for Robert Arnold and is authorized by Robert Arnold to execute this instrument on his behalf.

Witness my hand and notarial seal this 29th day of June, 2006.




Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that such person executed the foregoing instrument for the purposes therein contained, and who further acknowledged that such person is the attorney in fact for Judith Lee Arnold and is authorized by Judith Lee Arnold to execute this instrument on her behalf.

Witness my hand and notarial seal this 29th day of June, 2006.




Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Arnold and Shannon Arnold, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2006.




Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $420,000.00.

Affiant

Subscribed and sworn to before me,
this the 29th day of June, 2006.

Notary Public

My Commission Expires:

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010