FOR RECORDING PURPOSE

LITC FILE NO. 58450

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $129,000.00

James R. Ferrell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 8-7-06

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-22-08

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/08/06 14:37 3 pgs
Fees:18.00 Taxes:477.30

20060808-0097470

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
James R. Ferrell 105 Teresa Drive ~~Nashville~~ Old Hickory TN	Same	53-15/21

My Commission Expires MAR. 22, 2008

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

LAKEWOOD R3, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

JAMES R. FERRELL

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to the following matters:
(a) Real estate taxes for the year 2006 and subsequent years.
(b) All matters shown on Plat recorded in Book 3842, page 82, in the Register's Office for Davidson County, Tennessee.

THIS IS ( ) IMPROVED (XX) UNIMPROVED PROPERTY KNOWN AS: 105 Teresa Drive, ~~Nashville~~ Old Hickory, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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 this date: _____

LAKEWOOD R3, LLC, a Tennessee limited liability company

By: Bob L Rymer

Name: Bob L Rymer

Title: Chief Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ____ Bob L. Rymer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself / herself to be the Chief Officer of **LAKEWOOD R3, LLC, a Tennessee limited liability company**, and that he as such Chief Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself ~~/ herself~~ as Chief Officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 2006.

Pamela Walker
NOTARY PUBLIC

My Commission Expires: 3-22-08

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219

EXHIBIT "A"
LEGAL DESCRIPTION

Tax Map 53-15, Parcel No. 21.00

Land in Davidson County, Tennessee being Lot One on the plan of Teresa Drive Subdivision, as of record in Plat Book 3842, page 82, Register's Office for Davidson County, Tennessee.

Described more precisely as follows:

Beginning at an iron rod on the southern margin of Teresa Drive, said point being the northeast corner of Lot Two and the northwest corner of this lot;

Thence with southern margin of Teresa Drive, S 87 deg. 09' 29" E 110.00 feet to an iron rod;

Thence leaving said road margin, S 01 deg. 42' 03" W 106.57 feet to an iron rod;

Thence, S 01 deg. 59' 01" W, 39.32 feet to an iron rod at the southeast corner of this lot;

Thence, N 86 deg. 46' 59" W, 113.00 feet to an iron rod at the southwest corner of this lot;

Thence, N 02 deg. 57' 19" E 145.12 feet to the point of beginning;

Containing 0.37 acres, more or less, as surveyed October 17, 2005 by William Thomas Smith of W. T. Smith - Land Surveying, 15065 Lebanon Road, Suite 206, Old Hickory, Tennessee 37138. Phone (615) 391-5913.

Reference Deed: James R. Ferrell, Deed Book 4125, page 675, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lakewood Partners, LLC by James R. Ferrell and Dianne C. Ferrell by deed of record as Instrument No. 20051228-0155144, Register's Office for Davidson County, Tennessee.

Further conveyed to grantor of record 20060425-0047087