THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25751-08-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 17th day of August, 2006. Notary Public

SHELIA BRIZENDINE STATE OF TENNESSEE My Commission Expires: NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

WARRANTY DEED

Address New Owner: Anthony White 913 Woodmont Blvd. Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118.09-0 Parcel No. 227.00

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, **Carlwright Development, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony White, unmarried** ("Grantee"), his 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 913 Woodmont Blvd., Nashville, TN 37204

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 17th day of August, 2006.

Carlwright Development, LLC

By: _____
Angela Wright, member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Angela Wright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of Carlwright Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such member executed the foregoing instrument for the purposes therein contained, by signing the name of Carlwright Development, LLC, a Tennessee Limited Liability Company by herself as said member.

Witness my hand and official seal, at Nashville, Tennessee, 17th day of August, 2006.

Notary Public

My commission expires:_____

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/23/06 14:40 2 pgs
Fees:13.00 Taxes:1757.50

20060823-0104098

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit "A", together with the appurtenant interest in the common elements of Marengo Park Townhomes, a horizontal property regime with private elements, established by Declaration, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 4 on the Plan of First Addition to Woodmont Boulevard Section of Marengo Park of record in Plat Book 974, page 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Carlwright Development, LLC by Deed dated February 3, 2004 from Brian Smith, unmarried of record in Instrument No. 20050214-0016422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantor.
2. Charter of Incorporation of Marengo Park Townhomes Corporation.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Marengo Park Townhomes, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 974, page 83, Register's Office for Davidson County, Tennessee.
6. Joint Driveway Agreement of record in Book 5642, page 77, Register's Office for Davidson County, Tennessee.