WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2006.

Notary Public:

MY COMMISSION EXPIRES: 3/31/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Keith L. Dyer	New Owner	Map 080
3231 LaGrange Drive		Group 08-0
Nashville, TN 37218		Parcel 149.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Capital Journey, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Keith L. Dyer

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 220, on the Plan of Bordeaux Hills, Section 3, of record in Book 3600, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 220 fronts 60 feet on the Southerly margin of LaGrange Drive and extends back 127.97 feet on the Westerly line and 127.87 feet on the Easterly line to a line in the rear measuring 60.06 feet thereon.

Being the same property conveyed to Capital Journey, LLC, by Quitclaim Deed from Dale Hire of record in Instrument 20060802-0093787, said Register's Office. See also deed of record in Instrument 20060801-0093363, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 34, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3231 LaGrange Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 08/25/06 10:40 2 pgs
Fees:13.00 Taxes:229.40
20060825-0105144

Witness my hand this 22nd day of August, 2006.

Capital Journey, LLC

BY: _____
James Roberts, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Capital Journey, LLC, the within named bargainer, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James Roberts as such Chief Manager.

Witness my hand and official seal on this the 22nd day of August, 2006.

My Commission Expires: ~~1/24/09~~ 3/31/07

Notary Public

