PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/26/06 08:32 6 pgs
Fees:33.00 Taxes:305.25

20060926-0118787

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of **September, 2006, by and between EARL WAYNE CARNAHAN, MARRIED, JOE HARRELL CARNAHAN, UNMARRIED, DAVID ROY CARNAHAN, UNMARRIED, RICKY DALE CARNAHAN, MARRIED, TAMMY JOANN MANGRUM, UNMARRIED, AND ROGER LEE CARNAHAN, UNMARRIED, hereinafter called Grantor, and DAVID M. EDGIN, UNMARRIED, and ANNETTE EDGIN, UNMARRIED, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EARL WAYNE CARNAHAN, MARRIED, JOE HARRELL CARNAHAN, UNMARRIED, DAVID ROY CARNAHAN, UNMARRIED, RICKY DALE CARNAHAN, MARRIED, TAMMY JOANN MANGRUM, UNMARRIED, AND ROGER LEE CARNAHAN, UNMARRIED, Grantors do hereby bargain, sell, transfer and convey unto DAVID M. EDGIN, UNMARRIED, and ANNETTE EDGIN, UNMARRIED, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 303 OLD HICKORY BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

NANCY CARNAHAN, wife of EARL WAYNE CARNAHAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

JUDY CARNAHAN, wife of RICKY DALE CARNAHAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the grantors on the day and year first above written.

EARL WAYNE CARNAHAN
Signature of Seller

NANCY CARNAHAN
Signature of Seller Spouse

DAVID ROY CARNAHAN
Signature of Seller

JOE HARRELL CARNAHAN
Signature of Seller

RICKY DALE CARNAHAN
Signature of Seller

JUDY CARNAHAN
Signature of Seller Spouse

TAMMY JOANN MANGRUM
Signature of Seller

ROGER LEE CARNAHAN
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Earl Wayne Carnahan, joined herein by his wife, Nancy Carnahan, 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, at Madison, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires: 5/24/2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE DENISE C. ALLIS

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Joe Harrell Carnahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at _____, _____, this ___ day of September, 2006.

Notary Public

My Commission Expires:_____

WITNESS the hand and seal of the grantors on the day and year first above written.

EARL WAYNE CARNAHAN
Signature of Seller

NANCY CARNAHAN
Signature of Seller Spouse

DAVID ROY CARNAHAN
Signature of Seller

JOE HARRELL CARNAHAN
Signature of Seller

RICKY DALE CARNAHAN
Signature of Seller

JUDY CARNAHAN
Signature of Seller Spouse

TAMMY JOANN MANGRUM
Signature of Seller

ROGER LEE CARNAHAN
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Earl Wayne Carnahan, joined herein by his wife, Nancy Carnahan, 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, at Madison, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires:_____

STATE OF Texas **)**
COUNTY OF Johnson **)**

CLINTON J. DAVIS
Notary Public
STATE OF TEXAS
My Comm. Exp 11/22/2008

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Joe Harrell Carnahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at 2:12 pm, Friday, this 15th day of September, 2006.

Notary Public

My Commission Expires: 11/22/08

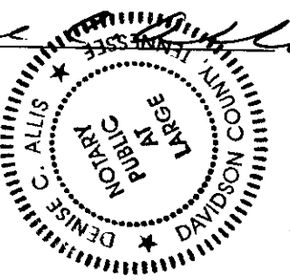
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, David Roy Carnahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee this 15th day of September, 2006.

Notary Public

My Commission Expires: 5/24/2008



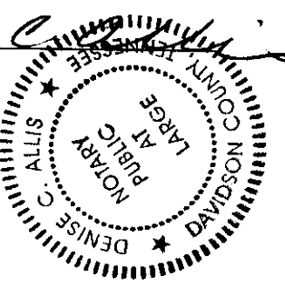
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Ricky Dale Carnahan joined herein by his wife, Judy Carnahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires: 5/24/2008



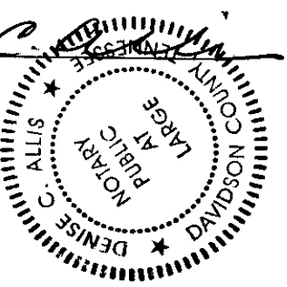
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Tammy JoAnn Mangrum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires: 5/24/2008



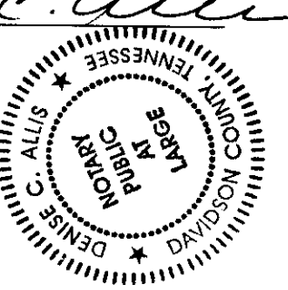
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Roger Lee Carnahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires: 5/24/2008



Name and Address of Property Owner:
David M. Edgin
345 Hickory Street
Madison, TN 37115

Person Responsible for Taxes:
SAME

Property Address: 303 Old Hickory Blvd., Madison, TN 37115

Map & Parcel #: MAP 43-13, PARCEL 14

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $82,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

David M. Edgin
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 15th day of September, 2006.

NOTARY PUBLIC

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-7878

EXHIBIT 'A'

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, May 15, 1954, as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard, the southwest corner of the property conveyed to David I. Huggins and wife, Almagene Johnson Huggins, by deed from Ernest E. French and wife, of record in Book 1383, Page 602, Register's Office for said county; thence with Huggins' westerly line north 13 deg. 19 min. East 303.11 feet; thence South 81 deg. 50 min. West 61.25 feet; thence South 13 deg. 19 min. West 303.11 feet to a point in the northerly margin of Old Hickory Boulevard; thence with the same, North 81 deg. 50 min. East 61.25 feet to the beginning.

Being the same property conveyed to Earnest Earl Carnahan and wife, Rosie Lee Carnahan, by Deed from H.V. Higley, by Chas M. Johnson, Attorney in Fact, as Administrator of Veterans Affairs, an Officer of the United States, of record in Book 2639, Page 103, Register's Office for DAVIDSON County, Tennessee. The said Earnest Earl Carnahan having since died on October 10, 1990, and property vested, by operation of law, in his surviving spouse, Rosie Lee Carnahan. Rosie Lee Carnahan having since died on June 27, 2006, unmarried and intestate, and property vested, by operation of law, in her surviving heirs, Earl Wayne Carnahan, Joe Harrell Carnahan, David Roy Carnahan, Ricky Dale Carnahan, Tammy JoAnn Mangrum and Roger Lee Carnahan, the Grantors herein. Affidavit of heirship 20060926-0118786

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 14).

2. Property Standards Code Repair Order of record in Instrument Number 20050902-0105937, Register's Office for DAVIDSON County, Tennessee.