THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 10/19/06 14:00 3 pgs
Fees:18.00 Taxes:183.15
20061019-0130021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 62-46
62-47

The actual consideration or value, whichever is greater, for this transfer is $49,500.00

Affiant

Subscribed and sworn to before me this the 16th day of October, 2006.

My Commission Expires: 3/21/09

Notary Public

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

LePore Builders, LLC
(Name)
4329 Ambergate Court
(Street Address)
Franklin, TN 37064

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Laura Goodwin and David M. Shearon, Husband and Wife, joint tenants with the right of survivorship, it's 1/2 undivided interest and Cambridge Builders Corp., a Tennessee Corporation, it's 1/2 undivided interest,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **LePore Builders, LLC, a Tennessee limited liability company,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached EXHIBIT "A"

BEING unimproved property known as: Lot 7, Pennington Bend Chase Subdivision
Nashville, TN 37214

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 16th day of October, 2006.

Cambridge Builders Corp., A
Tennessee Corporation

By: _____
Nelson W. Holt, President

_____
David M. Shearon

_____
Laura Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **David M. Shearon and Laura Goodwin, husband and wife,** 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 in Nashville, Tennessee, this 16th day of October, 2006.

_____
Notary Public

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 3/21/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Nelson W. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Cambridge Builders Corp., a corporation, the within named bargainor, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by Himself as President.

Witness my hand and official seal in Nashville, Tennessee, this 16th day of October, 2006.

_____
Notary Public

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 3/21/09

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of Pennington Bend Chase, as shown on plat of record in Instrument No. 20060531-0063604, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The lot fronts 61.35 feet on Valley Bend Drive, being the westerly line of said lot. The southerly line runs back from the street 130.00 feet. The northerly line runs back from the street 137.34 feet. The rear or easterly line of the lot is 89.00 feet.

Being the same property conveyed to Volunteer Investments, a Tennessee Corporation and Cambridge Builders Corporation, a Tennessee Corporation, as tenants in common each owning one half interest in Instrument 20000307-0023292 recorded 3/7/2000, Register's Office for Davidson County, Tennessee.

Cambridge Builders retaining their ½ interest in said property.

Volunteer Investments conveyed their ½ interest to Adco Enterprises Inc., a Tennessee Corporation, in Instrument 200207100083011 recorded 7/10/2002, Register's Office for Davidson County, Tennessee.

Adco Enterprises Inc further conveyed their ½ interest to Laura Goodwin and David Shearon, as joint tenants with the right of survivorship, in Instrument 20040120-0007346 recorded 1/20/2004, Register's Office for Davidson County, Tennessee.

Both Cambridge Builders Corporation and Laura Goodwin and David Shearon, as joint tenants with the right of survivorship, possess a ½ interest in said property.