This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $194,900.00.

Affiant

Subscribed and sworn before me this the 29th day of September, 2006.

Notary Public
My commission expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sandra Sanders 2300 Edge O Lake Drive Nashville, TN 37217	New Owner	149-7D-5CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Andrew Carlton and wife, Kirsten Anne Carlton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra Sanders, unmarried *, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

* Floyd A. Sanders and wife, Alice E. Sanders

Land in Davidson County, Tennessee being Lot 5 on the Final Plat of Chelsea Village, Phase Six, Section Two of record in Instrument Number 20030829-0125891, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Andrew Carlton by deed from Carcar Development, Inc. dated March 11, 2004 as Instrument Number 20040318-0031127, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

Kirsten Anne Carlton, spouse of John Andrew Carlton, joins in this instrument to convey any and all right she may have, especially her marital rights.

THIS IS IMPROVED PROPERTY KNOWN AS 2300 Edge O Lake Drive, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 29th day of September, 2006.

John Andrew Carlton

Kirsten Anne Carlton

Davidson County DEEDWARR
Recvd: 10/23/06 13:32 2 pgs
Fees:13.00 Taxes:721.13

20061023-0131161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

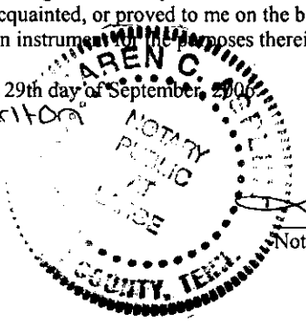
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Andrew Carlton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2006.

*And wife Kirsten Ann Carlton

My commission expires:

7-21-07



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public