Prepared by: John G. Doak, Sr., Atty, 2525-A Lebanon Road, Nashville, TN 37214-0414 BPR # 002343

Special Warranty Deed

Davidson County DEEDWARR
Recvd: 12/12/06 15:17 2 pgs
Fees:13.00 Taxes:703.00
20061212-0153451

From: James Scarlett and wife Allison B. Scarlett
To: Newowner Cedric A. Poellnitz and wife Angela R. Poellnitz
Address: 3312 Quail Court Nashville TN 37214

Send Tax Bills To: SunTrust Mortgage, Inc., 201 4th Ave. North, 7th Floor, Nashville TN 37219

Map 108-12 Parcel #208

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00

Affiant

Sworn to and subscribed before me on 12/08/2006

My Commission Expires on: 11/22/2008

Tennessee Notary Public

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand ($190,000.00) Dollars, cash in hand paid to Grantors, James Scarlett and wife Allison B. Scarlett, by Grantees, Cedric A. Poellnitz and wife Angela R. Poellnitz, said Grantors have this day bargained and sold, and do hereby transfer and convey unto said Grantees, heirs, successors, and assigns, certain real estate in Davidson County Tennessee.

Being Lot No. 43, on the Plan of Section 3, Trailwood Subdivision, as shown on the plat appearing of record in Plat Book 6900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description; and,

Being the same property conveyed to James Scarlett, "Married", by Warranty Deed from Michael A. Weeks, Sr. "unmarried", recorded as Document No. 20030721 - 0101959, Register's Office for Davidson County, Tennessee.

This is improved real property known as 3312 Quail Run Court. Nashville TN 37214

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title, and interest thereto belonging, to said Grantees, Cedric A. Poellnitz and wife Angela R. Poellnitz, their successors and assigns forever; and Grantors, James Scarlett and wife Allison B. Scarlett, covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have a good right to convey it, and that the same is unencumbered, except for Metro, State and County property Taxes for 2006 which are due, payable, and constitute a lien against the premises; and such zoning rules, regulations, and ordinances as may be applicable to the premises; and except for such minimum building setback lines, drainage, utility, and other easements as are shown on the Subdivision Plan of record in Book 6900, page 67, RODC and the terms, conditions, easements, and subdivision restrictions contained in the instrument of record in Book 5728, page 298, RODC, as amended in Book 6128, page 361, RODC; plus Restrictions imposed by the electrical permit of record in Book 9513, page 559, RODC; and by the plumbing permit of record in Book 9513, page 560, RODC; and any such matters as might have been discovered by a comprehensive survey and physical inspection of the premises; and,

Grantors further covenant and bind themselves heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, heirs, successors, and assigns, against the lawful claims of all persons, holding by through or under Grantors, but no further or otherwise.

IN WITNESS WHEREOF, Grantors, James Scarlett and wife Allison B. Scarlett, hereby set our hands on 12/08/2006.

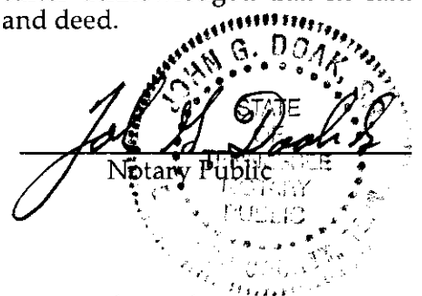
James Scarlett

Allison B. Scarlett

State of Tennessee

Before the undersigned, a Notary Public in and for Tennessee, personally appeared the within named, James Scarlett with whom I am personally acquainted or who presented satisfactory proof of identity, and then did swear to and subscribe the within instrument in my presence; and thereafter acknowledged that he had executed the same for the purposes set forth therein, and as his own free act and deed.

Witness my hand at office in Davidson County, Tennessee on 12/08/2006.



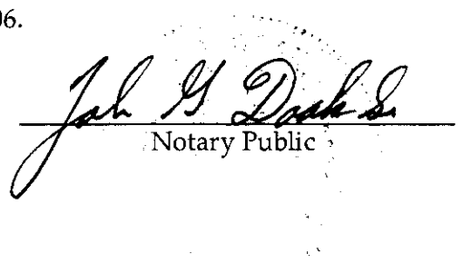
My Commission Expires on 11/22/2008

Notary Public

State of Tennessee

Before the undersigned, a Notary Public in and for Tennessee, personally appeared the within named Allison B. Scarlett, with whom I am personally acquainted or who presented satisfactory proof of identity, and then did swear to and subscribe the within instrument in my presence, and thereafter acknowledged that she had executed the same for the purposes set forth therein and as her own free act and deed.

Witness my hand at office in Davidson County, Tennessee on 12/08/2006.



My Commission Expires on 11/22/2008

Notary Public