WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 325,000.00

Casey Bevington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF DECEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01844 LILES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
CT Earhart Road Partnership, A Tennessee General Partnership	Same	MAP:
3375 Earhart Road	521 Foxcroft Circle	Parcel:098-00-0-088.00
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEAN ANTHONY FRANSEN, AND WIFE, DONNA FRANSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CT EARHART ROAD PARTNERSHIP,
A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3375 Earhart Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 27th day of December, 2006.

Dean Anthony Fransen
Dean Anthony Fransen

Donna Fransen
Donna Fransen

Davidson County DEEDWARR
Recvd: 12/29/06 15:11 2 pgs
Fees:13.00 Taxes:1202.50
20061229-0161035

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DEAN ANTHONY FRANSEN AND DONNA FRANSEN, the bargainor(s), 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 at Franlkin, Tennessee , this 27th day of December, 2006.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND LYING AND BEING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF EARHART ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO HOYAL F. WILKERSON AND WIFE, BOBBYE CARR WILKERSON BY DEED OF RECORD IN BOOK 4099, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89 DEG. 00' EAST 1800 FEET TO A STAKE; THENCE SOUTH 1 DEG. 00' WEST 300 FEE TO A POINT; THENCE NORTH 89 DEG. 00' WEST 900 FEET TO A POINT; THENCE NORTH 1 DEG. 00' EAST 150 FEET TO AN IRON PIN; THENCE NORTH 89 DEG. 00' WEST 900 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF EARHART ROAD; THENCE ALONG THE EASTERLY MARGIN OF EARHART ROAD, NORTH 1 DEG. 00' EAST 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEAN ANTHONY FRANSEN, AN UNMARRIED MAN BY WARRANTY DEED FROM PEDRO E. QUITERIO AND WIFE, CHANTAL S. QUITERIO, RECORDED ON THE 24TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010524-0054169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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