File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: _gj__ Title No: 48258

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/31/07 13:44 2 pgs
Fees:13.00 Taxes:945.35
20070131-0012919

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carmax Auto Superstores, Inc. c/o Total Relocation Solutions P. O. Box 239 North Marshfield, Massachusetts 02059	SAME

TAX MAP-PARCEL NUMBERS: 114070B12200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned Susan L. Zawieja , unmarried and Jonathan Brines , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carmax Auto Superstores, Inc**. hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Westchase, Section Five of record in Doc. No. 20041215-0149127 (erroneously referred to as Section Four in Doc. No. 20040204-00137841 in prior conveyance) Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Brines, unmarried and Susan Zawieja, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Doc. No. 20050524-0058355, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20041215-0149127, said Register's Office, to which plan reference is herby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20021126-0146387 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1024 Wellmoor Court, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1 day of NOV, 2006.

Susan L. Zawieja

Jonathan Brines

State of TN
County of Davidson

On this NOV 1st, 2006, before me the undersigned authority, personally appeared Susan L. Zawieja and Jonathan Brines, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/25/09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25 2009

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $255,500.00

Affiant

Sworn and subscribed before me this the 1 day of NOV, 2006

My Commission Expires: 7/25/09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25 2009

Sworn and subscribed before me this the 30th day of January, 2007

My Commission Expires:

Notary Public

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Wldoc: Deed Wty—12/92