THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Lehman Land Title, Inc**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$420,000.00~~ 417,500.00 Brenda C Lehman Affiant Subscribed and sworn to before me this 29th day of January, 2007. Debra C Hanahan Notary Public My Commission Expires: 9/19/09

DEBRA A. HANAHAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: James A. Robinson, Andrea C. Hatcher 915 Woodmont Boulevard Nashville, TN 37204	**Send Tax Bills To:** Regions Bank dba AmSouth Bank 2050 Parkway Office Circle RCN6 Birmingham, AL 35244	**Tax Information:** Part of Map&Parcel No. 118-09-0227.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlwright Development, LLC, a Tennessee Limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Robinson and wife, Andrea C. Hatcher** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 915 Woodmont Boulevard, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2007.

Carlwright Development, LLC, a Tennessee Limited liability company

BY: Angela C. Wright

Angela C. Wright, member

Davidson County DEEDWARR
Recvd: 02/01/07 13:44 2 pgs
Fees:13.00 Taxes:1544.75
20070201-0013391

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Angela C. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member (or other officer authorized to execute the instrument) of Carlwright Development, LLC, a Tennessee Limited liability company, the within named bargainor, a corporation, and that she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officer.

Witness my hand and official seal at office in Nashville, Tennessee, this 29th day of January, 2007.

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. "B", together with the appurtenant interest in the common elements of Marengo Park Townhomes horizontal property regime established by Master Deed, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of First Addition to Woodmont Boulevard Section of Marengo Park of record in Book 974, page 83, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Carlwright Development, LLC, a Tennessee Limited liability company by Deed dated 2/3/2004 from Brian Smith, unmarried of record in Instrument No. 20050214-0016422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Marengo Park Townhomes Corporation of record in Instrument No. 20060831-0107931, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Marengo Park Townhomes , of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 974, page 83, Register's Office for Davidson County, Tennessee.
5. Joint Driveway Agreement of record in Book 5642, page 77, Register's Office for Davidson County, Tennessee.