This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070006

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 02/02/07 13:36 2 pgs
Fees:13.00 Taxes:517.63
20070202-0014106

Send Tax Bills To:
New Owner

New Owner is:
5128 Greer Station Drive
Hermitage, TN

MAP: 075-12-0A-
PARCEL: 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **CP Construction, LLC** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joshmia J. Toney and Lakesha N. Hines**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 as shown on the map of Section Two Greer Meadows at Cedar Creek of record in Book 9700, Page 601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to CP Construction, LLC, by QuitClaim Deed, from Capitol City Construction, LLC. formerly know as Carlyle & Kennedy, LLC, dated 01/13/06 and recorded 01/19/06 in Instrument # 20060119-0007239, Register's Office for Davidson County, Tennessee, and also being the same property convyed to Carlyle & Kennedy, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from CarCar Development, Inc., dated 12/21/04 and recorded 12/21/04 in Instrument # 20041221-0151713, and also being the same property conveyed to CarCar Development, Inc., by Warranty Deed from Odell Binkley, Trustee, dated 07/10/03 and recorded 08/01/03 in Instrument # 20030801-0109478, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BP for CP Construction, LLC
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of January, 2007.

GRANTOR:

CP Construction, LLC, a Tennessee Limited Liability Company

By: Bryan Puckett

Bryan Puckett

Its: Managing Member

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Bryan Puckett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Managing Member of **CP Construction, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 31st day of January, 2007.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Danielle Pares
Affiant

SWORN TO and subscribed before me this 31st day of January, 2007.

NOTARY PUBLIC

My commission expires:

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010