Return to: REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
David M. Thoni 7740 Old Harding Pike Nashville, TN 37221	Map 156, Parcel 70	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DAVIS H. CARR** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to the **DAVID M. THONI** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year which have been prorated between the parties.
2. Restrictive Covenants contained in instrument of record in Book 7316, page 516, Register's Office for Davidson County, Tennessee.
3. Ingress/Egress Easement of record in Book 6634, page 652, Register's Office for Davidson County, Tennessee.
4. Easement to Harpeth Valley Utilities District of record in Book 6613, page 533, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Public Utilities Easement of record in Book 11314, page 443, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Matthew Carr
Affiant

Subscribed and sworn to before me this 6th day of February, 2007.

Notary Public

My Commission Expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 02/15/07 11:18 3 pgs
Fees:18.00 Taxes:1032.30

20070215-0019334

This is improved property located at 7740 Old Harding Pike, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of February, 2007.

DAVIS H. CARR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Loretta B. Lane, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Davis H. Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 6th day of February, 2007.

Loretta B. Lane
Notary Public

My Commission Expires:
11-14-09

LORETTA B. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel Number 70 on Davidson County Property Map 156 and being more particularly described as follows:

Beginning at a point on the westerly right-of-way of Old Harding Pike, being the southeast corner of proposed Lot 1 of Towne Hill Subdivision; thence, following said right-of-way South 04 deg. 50 min. 34 sec. East 172.41 feet to an iron rod at the end of a rock wall, being the northeast corner of the property conveyed to Albert J. Krietner as of record in Deed Book 8686, page 74, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way and following the northerly boundary of said Kreitner property South 88 deg. 46 min. 14 sec. West 575.04 feet to an iron rod in a fence corner, being the southeast corner of Poplar Creek Estates-Section One, as of record in Plat Book 6250, page 647, Register's Office for Davidson County, Tennessee; thence, following said Poplar Creek Estates easterly boundary North 13 deg. 27 min. 76 sec. East 289.36 feet to a concrete monument (old); thence South 89 deg. 59 min. 52 sec. East 254.32 feet to a point; thence, North 88 deg. 57 min 51 sec. East 184.02 feet to a point; thence, South 86 deg. 50 min. 28 sec. East 30.99 feet to a point, being the northwest corner of the aforementioned proposed Lot 1; thence, following the westerly boundary of said Lot 1, South 04 deg. 50 min. 34 sec. West 111.91 feet to a point; thence, following the southerly boundary of said Lot 1, North 85 deg. 09 min. 26 sec. East 149.53 feet to the point of beginning.

Containing 149,481 square feet or 3.43 acres.

Also included in this conveyance is an ingress/egress access easement across the future development property for the use and benefit of proposed Lot 1, being 35 feet wide and parallel to the southerly boundary of said Lot 1 and extending 100 feet from the westerly right-of-way of Old Harding Pike.

Being the same property conveyed to Davis H. Carr and Julia C. Stewart, as tenants in common with right of survivorship by deed of record as Instrument No. 20000523-0051371. Julia C. Stewart having since conveyed her interest in the property to Davis H. Carr by deed of record as Instrument No. 20070215001933 3, Register's Office for Davidson County, Tennessee.