THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
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Nashville, TN 37219-8985
(615) 256-9999

JAMIE L. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2007.

Notary Public

My commission expires: 1/3/11

Name and Address of New Owner:

Todd S. and Michele Friedenberg
924 Lynwood Boulevard
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 02/15/07 14:27 2 pgs
Fees:13.00 Taxes:403.30
20070215-0019516

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

852 Todd Preis Drive
Nashville, Tennessee 37221

Map and Parcel:

142-9-A-28 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES MONROE CARELL,** an unmarried man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **TODD S. FRIEDENBERG AND WIFE, MICHELE FRIEDENBERG,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section II, of record in Plat Book 4860, page 122, Register's Office for said County, the part hereby described as follows:

Being Unit No. 32-A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section I, of record in Book 5011, page 395, as amended in Book 5015, page 251, and as made applicable to Section II, in Book 5048, page 715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet K. Carell by Warranty Deed from Mirta Mendez, unmarried, of record in Book 8295, page 551, Register's Office for Davidson County, Tennessee. And being further conveyed to James Monroe Carell by Quitclaim Deed from Janet K. Carell, unmarried, of record as Instrument No. 20010314-0024414, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2007, which have been prorated between the parties and assumed by Grantees.

2. The Plan of record in Book 4860, page 122, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 10 foot public utility and drainage easement along the southerly and easterly line of said lot, a 2.5 x 25 foot utility anchor easement along the northerly portion of said lot and a 30 foot minimum building setback line from Todd Preis Drive.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums of record in Book 5011, page 385, as amended in Book 5015, page 251, and made applicable to Section II, in Book 5348, page 751, Register's Office for Davidson County, Tennessee.

4. Subject to the rights of others in and to the common areas.

5. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantees understand that Grantor is conveying all his right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantees, their heirs 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 my hand this 15th day of February, 2007.

JAMES MONROE CARELL

BY: _____
Douglas A. Brace, his Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Douglas A. Brace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Attorney-in-Fact for **JAMES MONROE CARELL**, as the free act and deed of the within named **JAMES MONROE CARELL**, said Specific Power of Attorney of record as Instrument No. 20070215-0019515, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:

RUBYE RAINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rubye Rainey
My Commission Expires
March 4, 2007
STATE OF TENNESSEE