WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/07 10:43 2 pgs
Fees:13.00 Taxes:2738.00

20070410-0042483

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $740,000.00.

D. Todd Carson
Affiant

Subscribed and sworn to me on March 23, 2007

Anna A. Bradley
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22304SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thor Catalogne 6137 Robin Hill Road Nashville, TN 37205	New Owner	115-16-38

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, D. Todd Carson and wife, Elizabeth Carson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thor Catalogne,*** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: ***and wife, Amy Catalogne

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of West Meade Farms, Inc., Section "B", of record in Book 1835, page 7 and amended by Instrument No. 20030509-0062799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D. Todd Carson and wife, Elizabeth Carson, by deed from Kevin McGinn of record as Instrument No. 20031223-0182721 in the Register's Office for Davidson County, Tennessee. "The property was never the marital residence of Kevin McGinn. Therefore, the grantor's spouse never acquired any interest in the property."

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

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 1835, page 7, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 1852, page 33, Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6255, page 707, Register's Office for Davidson County, Tennessee.
5. Amendment to Plat of Subdivision of record as Instrument No. 20030509-0062799, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6137 Robin Hill Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land 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 our hands on March 23, 2007.

D. [signature] 3/23/07
D. Todd Carson

Elizabeth Carson 3/23/07
Elizabeth Carson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 14, 2007, before me personally appeared D. Todd Carson and Elizabeth Carson 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 23, 2007.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: _____