This document prepared by (and after recording return to):		)
Name:	**Consumer Trust Title & Escrow, LLC**	)
Firm/Company:		)
Address:	**219 Ward Circle**	)
Address 2:	**Suite 5**	)
City, State, Zip:	**Brentwood, TN 37027**	)
Phone:	**(615) 369-0039**	)
		)

Davidson County DEEDWARR
Recvd: 05/14/07 09:54 3 pgs
Fees:18.00 Taxes:360.75

20070514-0057188

--------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DOUGLAS PEARCE** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **THE OAKMONT GROUP, LLC** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Resubdivision of Lot 3 and Lot 98 Cross Timbers, Sections 1 & 2, of record in Book 4715, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 85 feet on the easterly margin of Carriage Drive and extends back 130 feet on the northerly line and 165 feet on the southerly line to a broken line in the rear measuring 127.06 feet thereon.

This being the same property conveyed to Douglas M. Pearce and wife, Paula L. Pearce by Warranty Deed of Robert D. Layne and wife, Mary E. Layne recorded February 8, 2001 in Instrument No. 20010208-0012443, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Douglas Pearce by Quitclaim Deed of Paula Pearce recorded August 31, 2006 in Instrument No. 20060831-0107746, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 142-2-51

This property is known as: **104 CARRIAGE DRIVE, NASHVILLE, TN 37221.**

Subject to all matters shown on the Plat of record in Book 4715, Page 111, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 11th day of May, 2007.

DOUGLAS PEARCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS PEARCE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of May, 2007.

NOTARY PUBLIC

My Commission Expires:_____

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
DOUGLAS PEARCE
UBS 7210 COOL SPRINGS BLVD.
#100
FRANKLIN, TN 37067

Grantee(s) Name, Address, phone:
THE OAKMONT GROUP, LLC
2000 MALLORY LANE, BOX 130-125
FRANKLIN, TN 37067

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 97,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11th day of May, 2007.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009
(Seal)

Affiant

Scott Walker
Type or Print Name

Notary Public

My commission expires:

W. Davis
Type or Print Name