Record and Return to:
Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $733,000.00.

Rachel Neal
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of June, 2007.

Kate Rosenthal
Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/06/07 09:48 2 pgs
Fees:13.00 Taxes:2712.10
20070606-0067518

ADDRESS NEW OWNER(S) AS FOLLOWS:
David Arnholt and wife, Cynthia Arnholt

1060 Lynnwood Blvd.
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

144-03-005

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki Oglesby, Married hereinafter referred to as Grantors, hereby transfers and conveys to David F. Arnholt and wife, Cynthia H. Arnholt, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Chickering Hills Section One of record in Book 2331, page 8, Register's Office for said County.

Said Lot No. 23 fronts 190 feet on the northeasterly margin of Lynwood Boulevard and extends back 272.4 feet on the southeasterly line and 273.5 feet on the northwesterly line to a dead line in the rear, measuring 167.47 feet thereon.

Being the same property conveyed to Vicki Oglesby, married by Warranty Deed from Lisa Alina Diehl, married, of record in Instrument No. 20030415-0049685, Register's Office for Davidson County, Tennessee, dated 3/28/03.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2331, Page 8, Register's Office of said County.

Sewer easement of record in Book 6335, page 780, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1060 Lynnwood Blvd., Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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 my hand this 4th day of June, 2007.

Vicki Oglesby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Vicki Oglesby, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/4/2007.

Witness my hand and official seal this 4th day of June, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008