This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007060054

Davidson County DEEDWARR
Recvd: 06/21/07 07:45 2 pgs
Fees:13.00 Taxes:247.90
20070621-0073927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$67,000.00**

Sworn to and subscribed before me this 14th day of June, 2007.

Affiant

Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Philip Wayne Diana, et ux 2309 Lake James Way Lakeland, FL 33810	New Owner	062-110A-002.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laura Goodwin and David M. Shearon, as joint tenants and Cambridge Builders Corp., a Tennessee corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Philip Wayne Diana, and wife, Ellen Sharpe Diana,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Lot No. 2, PENNINGTON BEND CHASE,** as shown on plat of record in **Instrument No. 20060531-0063604**, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat was prepared by Steven D. Delle, TN RLS No. 1710, Dale & Associates, Inc., 516 Heather Place, Nashville, TN 37204, dated March 8, 2005, and revised July 7, 2005.

Being part of the same property conveyed to Laura Goodwin and David M. Shearon, joint tenants with the right of survivorship, a one-half undivided interest by Quitclaim Deed from Adco Enterprises, Inc. as recorded on the 20th day of January, 2004 in Instrument No. 20040120-0007346, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Volunteer Investments, a Tennessee corporation, and Cambridge Builders Corp., a Tennessee Corporation, as tenants in common, by deed from Jeral D. Gregory and wife, Beulah V. Gregory, each owning a one-half undivided interest as recorded on the 7th day of March, 2000 in Instrument Nos. 200003070023290 and 200003070023292, in the Register's Office of Davidson County, Tennessee. (Volunteer Investments, Inc. having since conveyed its interest in said property to Adco Enterprises, Inc., by Quitclaim Deeds of record in Instrument No. 20020710-0083010 & Instrument No. 20020710-0083011, Register's Office for Davidson County, Tennessee.)

This conveyance is made subject to: Plan of record in Instrument No. 20060531-0063604, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as **205 Valley Bend Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of June, 2007.

Laura Goodwin

David M. Shearon

Cambridge Builders Corp.

By: _____
Nelson W. Holt, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Laura Goodwin and David M. Shearon**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county mentioned, personally appeared **NELSON W. HOLT,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of **CAMBRIDGE BUILDERS CORP.**, the within named bargainor, and that he as such **President** executed the foregoing instrument for the purpose therein contained by personally signing the name of **CAMBRIDGE BUILDERS CORP.** as such **President**.

Witness my hand, at office, this 14th day of June, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY