PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 48862
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/24/07 14:17 2 pgs
Fees:13.00 Taxes:501.35
20070924-0113818

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carmax Auto Super Stores, Inc. c/o Total Relocation Solutions 1717 Main Street North Marshfield, Massachusetts 02059	SAME

TAX MAP-PARCEL NUMBERS: 135110C0300C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $135,500.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David J. Peach and spouse, Emily B. Peach**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carmax Auto Super Stores, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of Nashboro Village, Tract 18, Phase One of record in Book 9700, Page 968, amended in Book 11700, Page 48, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David J. Peach and wife, Emily B. Peach by deed from Beverly S. Page Thomas, f.k.a Beverly Page and husband Bill Thomas of record in Doc. No. 20050831-0104147 dated and executed on August 29, 2005 and recorded on August 31, 2005 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 968 and amended in Book 11700, Page 48, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 581, Doc. No. 20001031-0108075, Doc. No. 20000627-0063887, Doc. No. 20010322-0027767 and Doc. No. 20070118-0007533, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 122 Nashboro Greens, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 2007

David J. Peach

Emily B. Peach

State of TENNESSEE

County of DAVIDSON

On this 8/21/07, before me the undersigned authority, personally appeared David J. Peach and Emily B. Peach, 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 the execution as a free act and deed.

MY COMMISSION EXPIRES
JANUARY 23, 2010

My Commission Expires: _____

JENNIFER POLLOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,500.00.

Affiant

Sworn and subscribed before me this the 21 day of August, 2007

MY COMMISSION EXPIRES
JANUARY 23, 2010

My Commission Expires: _____

Notary Public

JENNIFER POLLOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON