PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 12/03/07 14:11 2 pgs
Fees:13.00 Taxes:492.10
20071203-0139921

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

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelli Cadwallader 122 Nashboro Greens Nashville, TN 37217	Same

TAX MAP-PARCEL NUMBERS: 135110C0300C0

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of $133,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carmax Auto Superstores, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kelli Cadwallader. 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 and being the same property conveyed to Carmax Auto Superstores, Inc., by deed from David J. Peach and wife, Emily B. Peach of record in Doc. No. 20070924-0113818, 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 12th day of September, 2007.

Carmax Auto Superstores, Inc.

By: Carolyn Huxford

Title: ~~Carolyn Huxford~~
Manager, Corporate Relocation

CARMAX Auto Superstores, Inc. SEAL VIRGINIA

State of ~~TENNESSEE~~ Virginia
County of ~~DAVIDSON~~ Chesterfield

Before me, the undersigned, personally appeared Carolyn Huxford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Mgr, Corp. Relocation (or other officer authorized to execute this instrument) of **Carmax Auto Superstores, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Richmond, VA, _____ this the 12th day of September, 2007.

Notary Public

My Commission Expires: 11/30/11

JAMIE R HIGGINS COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Jamie R. Higgins
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7095505
My Commission Expires
November 30, 2011

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: $133,000.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2007.

Notary Public

My Commission Expires: _____

My Commission Expires [illegible]