THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***318,500.00.

Carissa Pereira
Affiant

Subscribed and sworn to before me this 31st day of January 2007.

Mitchell A. Watts
Notary Public

My Commission Expires: 4.22.09

Davidson County DEEDWARR
Recvd: 02/07/08 11:16 2 pgs
Fees:13.00 Taxes:1178.45
20080207-0012814

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Carrie J. Carroll
3900 Hobbs Road
Nashville, Tennessee 37215

SEND TAX BILLS TO

Countrywide Bank, FSB
801 Crescent Center Drive
Suite 510
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 116-16-0
PARCEL 154.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighteen Thousand Five Hundred and 00/100 Dollars ($***318,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Heather Holt Sudbury, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Carrie J. Carroll, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit B of the Zone Lot Division of Lot 14A, Re-subdivision of Evergreen Heights Lot 4 of Part 2, Lots 14 & 15 of Part 1, of record in Plat Book 4595, Page 83, as amended in Book 6900, Page 365, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Heather Holt Sudbury from The Estate of Jo Anne Hofstetter by deed dated March 25, 2005, of record as Instrument No. 20050329-0033434 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3900 Hobbs Road, Nashville, Tennessee 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 GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of the Zone Lot Division of Lot 14A, Re-subdivision of Evergreen Heights Lot 4 of Part 2, Lots 14 & 15 of Part 1 of record in Book 4595, Page 83, and amended in Book 6900, Page 365, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of January 2007.

Heather Holt Sudbury

Heather Holt Sudbury

By: Carissa Pereira

Carissa Pereira
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carissa Pereira, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Heather Holt Sudbury and acknowledged that she executed the same as the free act and deed of the said Heather Holt Sudbury.

WITNESS my hand and seal this 31st day of January 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY