Prepared by: Eddie Jackson, 1218 Murfreesboro Rd, Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/12/08 08:53 2 pg
Fees:13.00 Taxes:496.68
20080512-0048434

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 134,237.92, cash in hand paid by the Hereinafter named Grantee, and other good and valuable consideration, the receipt of which is Hereby acknowledged, the undersigned **Kelli Cadwallader,** an individual, of 1906 Isabelle Lane, Antioch, Tennessee 37013, hereinafter called the **Grantor,** has bargained and sold, and by these Presents does hereby transfer and convey unto The Phoenix Group, Inc., a corporation, of 122 Nashboro Greens, Nashville, TN 37217, hereinafter called the **Grantee,** Grantee's heirs and assigns, certain Tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** Map-Parcel 135 11 0C 030 0C 0

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of Nashboro Village, Tract 18, Phase One of record 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 Peach of recording Doc. No. 20070924-0113818, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Kelli Cadwallader by deed from Carmax Auto Superstores, Inc. of record in Doc. No. 20071203-0139921, 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 2008, and subsequent years; The Plan, with Owner's Certificate, of record 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, TN 37217.

GRANTOR, for itself and its heirs, hereby covenants with **GRANTEE, its** heirs and assigns, that GRANTOR is lawfully seized in fee simple of the above described premises; that it has a good right to convey; that the premises are free from all encumbrances; that GRANTOR and its heirs, and all persons acquiring any interest in the property granted, through or for GRANTOR, will, on demand of GRANTEE, or its heirs or assigns, and at the expense of GRANTEE, its heirs or

assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that GRANTOR and its heirs will forever warrant and defend all of the property so granted to GRANTEE, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2008.

SEND TAX BILLS to GRANTee

Kelli Cadwallader

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared Kelli Cadwallader with whom I am personally acquainted or proved to me on the basis of satisfactory evidence.

Witness my hand and official seal, at office in Nashville, Tennessee this 31st day of January, 2008.

BRADLEY VAL BUXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-23-09

My Commission Expires MAY 23, 2009

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 $ 134,237.92.

Affiant

Sworn and subscribed before me this 31st day of January, 2008.

BRADLEY VAL BUXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-23-09

My Commission Expires MAY 23, 2009