Davidson County DEEDWARR
Recvd: 08/04/08 13:49 2 pgs
Fees:13.00 Taxes:925.00

20080804-0080031

BOX 10-A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1239

RETURN TO:
PRE[illegible] ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Lumpkin, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Caldwell Lane Partners Limited Liability Company, a Tennessee Limited Liability Company,** 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Green Acres Subdivision, of record in Book 1424, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100 feet on the northerly side of Caldwell Lane and runs back between lines, 200 feet on the easterly lines and 200.1 feet on the westerly line to a dead line in the rear, measuring 101.1 feet thereon.

TRACT II: A small strip of ground in the 7th Civil District of Davidson County, Tennessee, lying east of Lot No. 28 on the Map of Section Two, Leawell Subdivision, and lying west of Lot No. 1 on the Map of Greenacres Subdivision, and more particularly described as follows:

Beginning at a point in the North margin of Caldwell Lane, the southeast corner of said Lot No. 28, at a concrete monument; thence along the East line of Lot No. 28 North 0 degrees 38 minutes East 200 feet to a corner post at a corner point, the northwest corner of a square post; thence South 88 degrees 03' East 5 feet to a concrete monument in the West line of Lot 1 of Greenacres Subdivision; thence with the west line of the same, South 0 degrees, 38' West 200 feet to a concrete monument in the North Margin of Caldwell Lane; thence with the margin of the same westerly 5 feet to the point of beginning.

Being the same property conveyed to Heather Lumpkin by Warranty Deed from H. Davis Byrd, Trustee of the Annie Ward Byrd Revocable Trust and H. Davis Byrd, Executor of the Estate of Valois Byrd dated October 1, 2001 of record in Inst. No. 20011003-0107299, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 947 Caldwell Lane, Nashville TN, 37204.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

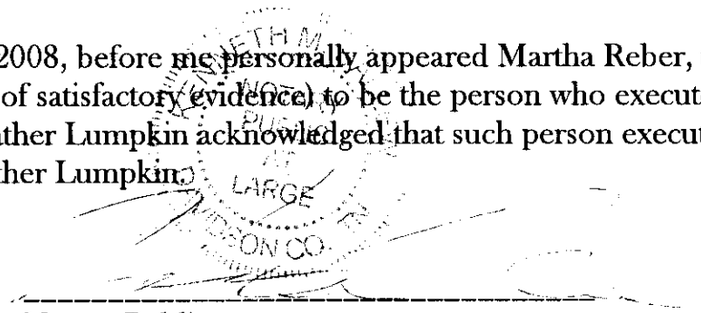
WITNESS THE EXECUTION HEREOF this 1st day of August, 2008.

Heather Lumpkin by

Heather Lumpkin by Martha Reber,
Attorney-in-Fact Martha Reber, Atty-in-Fact

State of Tennessee
County of Davidson

On this the 1st day of August, 2008, before me personally appeared Martha Reber, 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 Lumpkin acknowledged that such person executed the same as the free act and deed of Heather Lumpkin.



Notary Public

My commission expires: 7-25-09

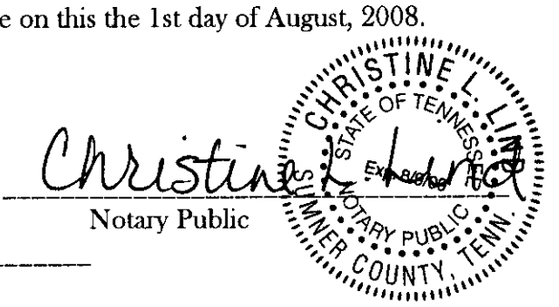
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00.



Affiant

Sworn and subscribed before me on this the 1st day of August, 2008.



Notary Public

My Commission Expires: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Caldwell Lane Partners 650 Wedgewood Ave. Nashville, TN 37203	New Owner	118-130-118