THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29440-03-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Gary Waltemath Affiant Subscribed and sworn to before me this 6th day of April, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Gary Waltemath, Luanne Waltemath 4401 Sunnybrook Drive Nashville, TN	**Send Tax Bills To:** 4338 Estes Rd. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 13003011100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carpenter Construction, Inc.**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Waltemath and wife, Luanne Waltemath** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 4401 Sunnybrook Drive, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of April, 2010.

Carpenter Construction, Inc.

BY: Rob C, Pres.

Rob Carpenter, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROB CARPENTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes thereon contained, and who further acknowledged that he is the PRESIDENT of CARPENTER CONTRUCTION, INC. the maker of a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of April, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100021543 DEEDWARR
Recvd: 04/12/10 13:06 2 pgs
Fees:13.00 Taxes:1757.50

20100412-0027487

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Royal Oaks-Veevers Addition as of record in Plat Book 2083, page 13, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Carpenter Construction, Inc. by deed dated March 31, 2008 from Darren Cioffi of record in Instrument No. 20080402-0033146, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2333, page 454, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4147, page 385, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2083, page 13, Register's Office for Davidson County, Tennessee.