SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wendy Flejter
5528 Nevel Pointe
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP **171**
GROUP
PARCEL **94**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dirk Litten and wife, Shannon Litten** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Wendy Flejter**, 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:

Land in Davidson County, Tennessee, being Lot No. 63 of Plan of Revision One Section Two Brownstone Subdivision, of record in Plat Book 9700, page 942 & 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Dirk Litten and wife, Shannon Litten by deed from Pulte Homes Tennessee, a Nevada Limited Partnership, of record in Book 11753, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 5528 Nevel Pointe, Brentwood, Tennessee 37027.

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, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/31/02 14:57 2pgs
Fees:13.00 Taxes:913.90
20020731-0091995

WITNESS our hands this the 29th day of July, 2002.

Dirk Litten by Betty Borth
Dirk Litten, by Betty Borth as attorney in fact

Shannon Litten by Betty Borth
Shannon Litten, by Betty Borth as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dirk Litten, by Betty Borth, as attorney in fact and Shannon Litten, by Betty Borth as attorney in fact**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2002.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $247,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of July, 2002.

NOTARY PUBLIC

My Commission Expires:

RUSSELL JOHN MACCARTY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON