WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 266,500.00.

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/20/04 10:47 2pgs
Fees:13.00 Taxes:986.05

20040420-0044535

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gregory L. Lorenzi	SunTrust Mortgage, Inc.	Map 160.16
629 Palisades Ct	P.O. Box 305110 (7th Floor)	Group 0B
Brentwood, TN	Nashville, TN 37230-5110	Parcel 096.00C0

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Larry Prater

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gregory L. Lorenzi and Brittany T. Lorenzi

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 120 on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, page 936-941, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry Prater by deed from Wilson Concord, L.P., a Tennessee Limited Partnership, of record in Instrument 20030728-0105195, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000531-0053798 (amended in Instrument 20000831-0086366), said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees, (2) All matter appearing on the Plan of record in Plat Book 9700, page 936, said Register's Office; and (3) Easement for water mains and appurtenances in Book 8371, pge 320; Easement for drainage facilities in Book 7902, pag 389; Amendment and Restated Charter of Homeowners' Association in Instrument No. 20000524-0051842; and Quitclaim Deed to Community Association of Amenities Area in Instrument 20010208-0012529, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 629 Palisades Ct, Brentwood, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 15th day of April, 2004.

Larry Prater
Larry Prater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Prater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.