WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/06 10:17 2 pgs
Fees:13.00 Taxes:516.15
20060622-0074543

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Courtney A Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2006

Carolyn A James
Notary Public:

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

CAROLYN A. JAMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Mark D. Thorsell	American Home Mortgage	Map 147
582 Brewer Drive	7142 Columbia Gateway Dr.	Group 14-0
Nashville, TN 37211	Columbia, MD 21046-2132	Parcel 89

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

Philip S. Segraves and wife, Monica Ergueta-Segraves

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mark D. Thorsell and wife, Monique M. Roy Thorsell
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. 302, on the Plan of Whispering Hills, Section II-B, of record in Book 2331, Page 155 as corrected by Engineering Certificate in Book 2641, Page 76, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Philip S. Segraves and wife, Monica Ergueta-Segraves by deed from Judson G. Raynor and wife, Ginger W. Raynor, of record in Instrument 20040907-0107707, dated August 31, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 155 as corrected by Engineering Certificate in Book 2641, Page 76, said Register's Office.

Power of Attorney of record in Instrument 20051102-0132414, 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 582 Brewer Drive, Nashville, TN 37211

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 our hands this 19th day of June, 2006.

Philip S. Segraves
Philip S. Segraves

Monica Ergueta-Segraves
Monica Ergueta-Segraves

by Philip S. Segraves
Attorney in Fact

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 Philip S. Segraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Philip S. Segraves, 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 on behalf of Monica Ergueta-Segraves as her Attorney in Fact as the free act and deed of the within named Monica Ergueta-Segraves.

Witness my hand and official seal at Nashville, Tennessee the 19th day of June, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.