3-BW

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of July, 20 06, by and between SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of DELAWARE, party of the first part, and Dina M. Roberts, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO.26 ON THE PLAN SUGAR VALLEY, SECTION ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700. PAGE 374 AND AMENDED IN BOOK 9700, PAGE 709, 710 AND 711, OF THE REGISTER'S OFFICE OF Davidson COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO BRIAN TIEHEN, UNMARRIED BY DEED FROM ROBERT O'KELLEY AND WIFE, PATRICIA O'KELLEY OF RECORD IN INSTRUMENT NO. 20040702-0079115, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number * in the said Register's Office of Davidson County, Tennessee. * 20060719-0086985

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/19/06 10:53 3 pgs
Fees:18.00 Taxes:828.80



20060719-0086986

SIRVA RELOCATION CREDIT, LLC

By: Mary Kairn

Its: closing service specialist

STATE OF OHIO
COUNTY OF LAKE

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared MARY KAIRN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Closing Service Specialist (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 6th day of July, 2007.

Notary Public

Karen A. Hamilton
Notary Public, State of Ohio, Lake County
My Commission

My commission expires: August 13, 2008

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $224,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 day of July, 2007.

Notary Public

My commission expires: 6/9/07

Property Address: **6852 SUNNYWOOD DRIVE, NASHVILLE, TN 37211**

Name and address of property owner, and mail tax bills to:

New Owner

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tax Parcel Number: 181-01-0-A-023.00

Prepared DYT

After recording, return to:

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

File No.: 260600292

EXHIBIT B

Restrictive Covenants of record in Deed Book 11069, Page 14, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11069, Page 6, Register's Office for said County.

By-Laws as shown of record in Deed Book 11069, Page 24, Register's Office for said County.

Deed to HOA as shown of record in Instrument No. 200004250041128, Register's Office for said County.

Ingress and Egress Easement as shown of record in Deed Book 5674, Page 863, Register's Office for said County.

Easement to United Telephone Company as shown of record in Deed Book 11436, Page 750, Register's Office for said County.

Sewer and Drainage Easement as shown of record in Deed Book 11262, Page 933, 11338/734 and 9343/202, Register's Office for said County.

Entrance Wall Easement as shown of record in Instrument No. 200402050014018, Register's Office for said County.