WARRANTY DEED

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrese M. Teague	Owner	075-05-0-102.00
(NAME)	(NAME)	
193 Bonnafield Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 21st day of July, 2006, by and between MARK KEVIN ORSTED AND LAURIE ORSTED, HUSBAND AND WIFE, party of the first part, and Katrese M. Teague and Jeffrey L. Teague, wife and husband, 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:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Plan of Hermitage Place, Section One, as shown by plat appearing of record in Plat Book 6900, Page 206, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to MARK KEVIN ORSTED, unmarried person by deed from LINDA COONS, dated OCTOBER 31, 2003 and filed of record in Instrument No. 20031105-0162638, Register's Office for DAVIDSON County, Tennessee.

Restrictive Covenants of Record in Book 7893, page 636, said Register's Office: Subject to any and all matters of Record in Plat book 6900, page 206; all in the Register's Office for Davidson County, Tennessee. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

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 afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Schedule B for exceptions to title

; 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 the day and year first above written.

Davidson County DEEDWARR
Recvd: 08/25/06 10:45 2 pgs
Fees:13.00 Taxes:528.73
20060825-0105157

Mark Kevin Orsted
MARK KEVIN ORSTED

Laurie Orsted
LAURIE ORSTED

STATE OF Tennessee
COUNTY OF Wilson

Before me, a Notary Public in and for said County and State, personally appeared MARK KEVIN ORSTED, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Mt. Juliet, Tennessee this 21st day of July, 2006

Commission expires:
9.22.07

Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Wilson

Before me, a Notary Public in and for said County and State, personally appeared LAURIE ORSTED, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Mt. Juliet, Tennessee this 21st day of July, 2006

Commission expires:
9.22.07

Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN