Return to: First Title and Escrow Company, Inc.
File Number 25927 Box 9b

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 12:17 3 pgs
Fees:18.00 Taxes:1301.48

20061013-0127402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th October, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC

Christine M. Read
Notary Public
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

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
Robert P. Murphy	SunTrust Mortgage, Inc.	143.06-0A
(NAME) 505 Harpeth Oaks Court	(NAME) P.O. Box 79041	067.00 CO
(ADDRESS) Nashville, TN 37221-3116	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 20th day of July, 2006 by and between KEVIN M. KRASELSKY AND WIFE, AMY E. KRASELSKY , party of the first part, and ROBERT P. MURPHY and wife, RACHAEL MURPHY, _____, 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

~~LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 20, PHASE 2, HARPETH TRACE ESTATES, AS OF RECORD IN BOOK 5300, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE~~

~~Being the same property conveyed to KEVIN M. KRASELSKY AND WIFE, AMY E. KRASELSKY by deed from _____ dated _____ and filed of record in Record Book _____, page _____, Register's Office for DAVIDSON County, Tennessee.~~

~~Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____ and Deed Book _____, page _____, said Register's Office. 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 Exhibit 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.

KEVIN M. KRASELSKY

AMY E. KRASELSKY

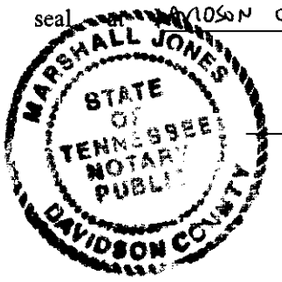
STATE OF TN

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared KEVIN M. KRASELSKY, 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 DAVIDSON COUNTY, TENNESSEE this 20TH day of JULY, 2006.

Commission expires: 5/23/09



Notary Public

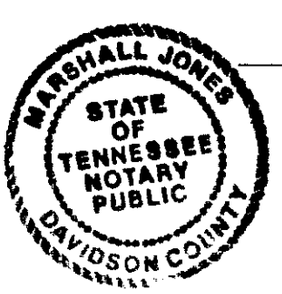
STATE OF TN

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared AMY E. KRASELSKY, 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 DAVIDSON COUNTY, TENNESSEE this 20TH day of JULY, 2006.

Commission expires: 5/23/09



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Harpeth Trace Estates, Phase Two, as of record in Plat Book 5200, pages 556, 557 and 558, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin M. Kraselsky and wife, Amy E. Kraselsky by Warranty Deed dated October 24, 2005 from Carl R. Dreifuss of record in Instrument No. 20051026-0129401, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace of record in Book 5120, pages 208 and 918, amended in Book 5182, page 769, Book 5380, page 357 and in Book 6094, page 718, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199 and amended in Book 6556, page 693, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 556-558, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 4967, page 244, Register's Office for Davidson County, Tennessee.