WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2006

Notary Public:

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

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:
Aaron Tannenbaum	SunTrust Mortgage, Inc.	Map 083
608 Shady Lane	201 4th Ave. N., 7th Floor	Group 11
Nashville, TN 37206	Nashville, TN 37219	Parcel 022

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

Christina R. VanHoozer, f/k/a Christina R. Steil and husband, Ryan VanHoozer

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

Aaron Tannenbaum

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. 107, on the Plan of Rolling Acres, of record in Book 1130, Page 34, 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 Christina R. Steil by deed from Sally K. Van Arsdall Andrews and husband, James T. Andrews, of record in Instrument 199912210305906, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1130, Page 34, said Register's Office.

The said Christina R. VanHoozer and Christina R. Steil being one in the same person.

The said Ryan VanHoozer joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 608 Shady Lane, Nashville, TN 37206

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 31st day of October, 2006.

Christina R. VanHoozer

Ryan VanHoozer

Davidson County DEEDWARR
Recvd: 11/03/06 11:56 2 pgs
Fees:13.00 Taxes:536.50

20061103-0136898

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 Christina R. VanHoozer and Ryan VanHoozer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2006.

My Commission Expires: 3/31/07

Notary Public

