WARRANTY DEED

ZANA C. PETTY
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 $ 76,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of November, 2006

_____
Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
Kristopher R. Teague	Elite Home Loans, Inc.	Map 081
1709 Cockrill St.	109 Westpark Drive, Suite 260	Group 15-0
Nashville, TN 37208	Brentwood, TN 37027	Parcel 224.00

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

DY Properties II, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kristopher R. Teague, an unmarried man and Katrina F. Fisher, an unmarried woman
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:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being the westerly 28.5 feet of the northerly 75 feet of Lot No. 382 on the Map of McGavock, Wetmore and Others 2nd Addition to Nashville, called the "Town of McGavock" as of record in Book 21, Page 41, Register's Office for said County.

Beginning at a point in the southerly margin of Cockrill Street and the easterly margin of a 16 foot alley, said point being 170 feet westerly of the west margin of 17th Avenue, North, running thence with the southerly margin of Cockrill Street North 52 degrees East 28.5 feet to a point, thence South 38 degrees East 75 feet to the north margin of an alley, thence with the north margin of said alley 28.5 feet to the easterly margin of an alley, thence with said alley North 38 degrees West 75 feet to the point of beginning. All in accordance with the survey and plat by Norris H. Rickerson, August 20, 1945.

Being the same property conveyed to DY Properties II, LLC, by deed from Nashville Area Habitat for Humanity, Inc., of record in Instrument 20051201-0144482, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Book 21, Page 41, 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 1709 Cockrill St., Nashville, TN 37208

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 my hand this 20th day of November, 2006.

DY Properties II, LLC

BY: _____
DeRon Jenkins, Member

Davidson County DEEDWARR
Recvd: 11/22/06 09:21 2 pgs
Fees:13.00 Taxes:284.53

20061122-0144923

FILE BOX 45

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 DeRon Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged himself to be the Member of DY Properties II, LLC, the within named bargainer, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of DY Properties II, LLC, by the said DeRon Jenkins, as such Member.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2006.

My Commission Expires: 01/27/07

Notary Public

