Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2006.

Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 12/29/06 11:27 2 pgs
Fees:13.00 Taxes:897.25
20061229-0160685

08-0611-90962

Address of New Owner:	Send Tax Bills to:	Tax Information
William Comly Peterson 8684 Gauphin Place Nashville TN 37211	Countrywide Mortgage Ventures dba Paragon Financial Mortgage 7105 Corporate Drive, PTX A 603 Plano, TX 75024	173-09-0-A-457.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tsutomu Itoh and wife, Carol Jean Itoh, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Comly Peterson and wife, Amanda K. Peterson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 396, on the Plan of Phase Six, Lenox Village, of record in Instrument No. 20050112-0004530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lenox Village I, LLC by deed from Louis J. Resha Jr., Raymond M. Resha and Sun Trust Bank, a Georgia Corporation, as Successor Trustee under the Last Will and Testament of Annie Davis Resha, dated July 1, 2001, recorded July 3, 2001, of record in Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by deed from Lenox Village I, LLC, a Tennessee Limited Liability Company, dated May 31, 2005, recorded June 2, 2005, of record in Instrument No. 20050602-0062615, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tsutomu Itoh and wife, Carol Jean Itoh by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated August 30, 2005, recorded August 31, 2005, of record in Instrument No. 20050831-0104480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8684 Gauphin Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of December, 2006.

Tsutomu Itoh

Carol Jean Itoh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tsutomu Itoh and Carol Jean Itoh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 27th day of December, 2006.

State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008