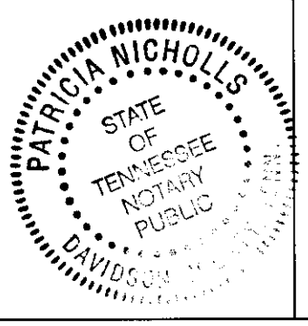
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,900.00

Steven R Christiansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2007.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(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:
Steven R. Christiansen	Wells Fargo Home Mortgage	Map 074
8138 Bonnafair Drive	P.O. Box 11701	Group 04-0
Hermitage, TN 37076	Newark, NJ 07101-4701	Parcel 55

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

Brandee E. Marshall f/k/a Brandee Elizabeth Bradley and husband, John David Marshall and Britnee Katherine Bradley, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Steven R. Christiansen and wife, Robin E. Christiansen
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. 127, on the Plan of Hermitage Hills, Section Twelve, of record in Book 4675, Page 125, 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 Brandee Elizabeth Bradley and Britnee Katherine Bradley by Quitclaim Deed from Melvin A. Beaty and Brenda Beaty Bradley, of record in Instrument 20010424-0040318, Register's Office for said County. See also deeds of record in Instrument 20010323-0028126, Instrument 20010122-0006306, and Book 11094, Page 292, said Register's Office. The said Brandee Elizabeth Bradley having since married and is now known as Brandee E. Marshall.

This conveyance is subject to Restrictions of record in Book 4820, Page 611, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 125, said Register's Office.

The said John David Marshall joins in this conveyance to convey any and all marital interest he may have in said property.

Brandee Elizabeth Bradley and Brandee E. Marshall being one in the same person.

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 8138 Bonnafair Drive, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 04/24/07 13:48 2 pgs
Fees:13.00 Taxes:495.43
20070424-0048841

FILE BOX 45

Witness our hands this 20th day of April, 2007.

Brandee E. Marshall

John David Marshall

Britnee Katherine Bradley

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 Brandee E. Marshall f/k/a Brandee Elizabeth Bradley and husband, John David Marshall and Britnee Katherine Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.