Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2007.

Notary Public
My commission expires: 3-20-2010

Davidson County DEEDWARR
Recvd: 06/06/07 10:41 2 pgs
Fees:13.00 Taxes:1221.00
20070606-0067645

03-0704-34637

Address of New Owner:	Send Tax Bills to:	Tax Information
William J. Kellett	Suntrust Mortgage Inc.	115-02-0-120
1038 Davidson Road	P.O. Box 79041	
Nashville TN 37205	Baltimore MD 21279-0041	

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, Tyrell L. Wagner and wife, Bethany R. Wagner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William J. Kellett and wife, Brandi B. Kellett, 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. 26, on the Plan of Crest Meade, Section 1, of record in Book 2331, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyrell L. Wagner and wife, Bethany R. Wagner, by deed from Sandra J. Cook, unmarried, dated 08/31/04, recorded 09/17/04, of record in Instrument No. 20040917-0112453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate of record in Plat Book 2331 Page 153, said Register's Office, which Plan shows a 60 foot minimum building setback line from Davidson Road and a 10 foot easement for public utility purposes along the northwesterly and rear lines of said lot.

This property is improved property known as 1038 Davidson Road, Nashville, TN 37205

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 1st day of June, 2007.

Tyrell L. Wagner

Bethany R. Wagner

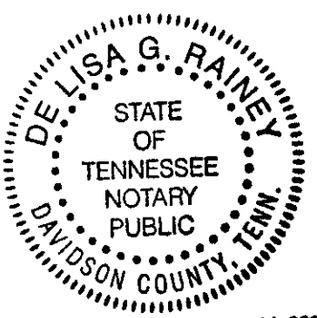
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyrell L. Wagner and Bethany R. Wagner, 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 Nashville, TN, this 1st day of June, 2007.

DeLisa Rainey
State of Tennessee at Large

My Commission expires 11/14/09



My Commission Expires NOV. 14, 2009