THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/02/07 13:31 2 pgs
Fees:12.00 Taxes:0.00
20070702-0078733

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. § 67-4-409(a)(3)(F).

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Heather Sharisse Steber, Trustee 909 Kenwick Court Nashville, Tennessee 37209	SAME	MAP 155-08-0 C PARCEL 169.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($***305,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Marc Ardisson and Karen Michelle Ardisson, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Heather Sharisse Steber, Trustee of the Heather Sharisse Steber Revocable Living Trust Agreement dated June 28, 2007, with full power to sell, convey, mortgage, encumber or transfer the property without joinder of any beneficiary, (hereinafter called the "GRANTEE"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 169 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Page 339-347, as amended in Instrument No. 200110911-0098418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Marc Ardisson and Karen Michelle Ardisson, husband and wife, from Mel A. Pendley and wife, Stephanie G. Pendley by deed dated November 18, 2004 of record as Instrument No. 20041119-0139227, Register's Office for Davidson County, Tennessee.

This is improved property known as 909 Kenwick Court Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Poplar Creek Estates, Phase 2 of record in Book 6900, Page 339-347, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of June 2007.

Marc Ardisson

Karen Michelle Ardisson

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 Marc Ardisson and Karen Michelle Ardisson, the bargainors, 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 this 28th day of June 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY