THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1203

Davidson County DEEDWARR
Recvd: 07/05/07 12:55 2 pgs
Fees:13.00 Taxes:589.50
20070705-0080069

Property Address: 3344 Cain Harbor Drive, Nashville, TN 37214

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jessica Nyce and Christopher Unick, wife and husband**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Adam Ritter,*** Unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson,** State of Tennessee, to-wit:

*Adam G. Ritter

Land in Davidson County, Tennessee being Lot No. 60 on the Plan of First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Beazer Homes Corp., d/b/a Phillips and Builders, dated April 28, 2005, and recorded May 2, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20050502-0048322.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,325.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JW
JN

WITNESS Grantors' hands this 28th day of June, 2007.

X _____ {Seal}
Jessica Nyce

X _____ {Seal}
Christopher Unick

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 28th day of June, 2007, before me the undersigned officer, personally appeared Jessica Nyce and Christopher Unick, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

JEFFREY R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

_____ Notary Public
My Commission expires: 1-23-2011

* **Grantee's Name, Address, Phone:**
Adam Ritter
3344 Cain Harbor Drive
Nashville, TN 37214

MAP AND PARCEL NO: 062-02-0B-127.00

SEND TAX STATEMENTS TO:
Same as new owner *

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,325.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn to before me this 28 day of June, 2007.

_____
Notary Public
My Commission expires: 3-11-09

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY