PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

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 $188,519.00

Affiant

Davidson County DEEDWARR
Recvd: 07/06/07 12:35 2 pgs
Fees:13.00 Taxes:697.52
20070706-0080768

Subscribed and sworn to before me, this 27th day of June, 2007.

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

Notary Public
My commission expires: 7/19/08

08-0705-91122

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Teel	Churchill Mortgage Corporation	026-03-0 002.00
107 Digby Court	761 Old Hickory Blvd, Ste 400	
Goodlettsville TN 37072	Brentwood, TN 37027	

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, **William E. Flatt, Jr. and wife, Connie L. Flatt**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Teel and wife, Alecia Teel**, 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. 304, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Flatt, Jr. and wife, Connie L. Flatt by deed from Phillips Builders, Inc, formerly Randall Phillips Builders, Inc., dated August 16, 1991, recorded August 21, 1991, of record in Book 8424, Page 504, 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 107 Digby Court, Goodlettsville, TN 37072

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.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

WITNESS my hand this 27th day of June, 2007.

William E. Flatt, Jr.

Connie L. Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William E. Flatt, Jr. and Connie L. Flatt, 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 June, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires
July [illegible]