WARRANTY DEED

Record & Return to:
First Title and Escrow Company, Inc.
FTEC #26983
File Box 9B

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires NOV 14, 2009

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,900.00

Christus M. Read
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2007

Mary Esther Champion
Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~09/28/09~~ 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randy A. Shreve	SunTrust Mortgage, Inc.	Map 126
8212 Canoe Ct.	P.O. Box 79041	Group 15-0A
Nashville, TN 37221	Baltimore, MD 21279-0041	Parcel 230-CO

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

Andrew W. Whelchel and Christine Whelchel, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Randy A. Shreve and wife, Barbara J. Shreve

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. 208, on the Plan of Section Five, Boone Trace At Biltmore, of record in Instrument 20000622-0062086, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew W. Whelchel and Christine Whelchel, husband and wife, by deed from NVR, Inc., T/A Ryan Homes,* of record in Instrument 20010910-0097810, dated August 30, 2001 and recorded Instrument 20010910-0097810 said Register's Office.

*a Virginia corporation

This conveyance is subject to Restrictive Covenants of record in Book 7265, Page 657; Instrument 20000126-0008529; Instrument 20010717-0075902; Instrument 20011119-0126831, Register's Office for said County.

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 Instrument 20000622-0062086, said Register's Office.

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 8212 Canoe Ct., Nashville, TN 37221

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.

Witness our hands this 27th day of September, 2007.

Andrew W. Whelchel
Andrew W. Whelchel

Christine Whelchel
Christine Whelchel

Davidson County DEEDWARR
Recvd: 10/05/07 13:58 2 pgs
Fees:13.00 Taxes:817.33

20071005-0119169

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew W. Whelchel and Christine Whelchel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of September, 2007.

Notary Public

My Commission Expires: 01/24/09

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