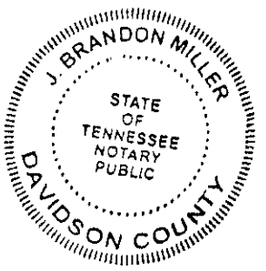
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $612,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2007.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lee A Freeman	SunTrust Mortgage, Inc.	Map: 131-10
1347 Burton Valley Road	201 Fourth Avenue North	Parcel: 64
Nashville, TN 37215	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENT ROSENBURY AND DEBRA K. ROSENBURY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE A. FREEMAN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 86 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kent Rosenbury and wife Debra K. Rosenbury by deed from Leonard Celauro, F. Paul Celauro and Carolyn Celauro Harmon, the heirs of Francis L. Celauro and Lillian U. Celauro of record in Book 10146, page 244, said Register's Office, dated July 30, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 1347 Burton Valley Road, Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Davidson County DEEDWARR
Recvd: 11/30/07 12:38 2 pgs
Fees:13.00 Taxes:2264.40

20071130-0139037

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of November, 2007.

Kent Rosenbury

Debra K. Rosenbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kent Rosenbury and Debra K. Rosenbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of November, 2007.

Notary Public

My Commission Expires: November 22, 2010

