THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***189,900.00.

Affiant

Subscribed and sworn to before me this 7th day of December 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 12/07/07 14:01 2 pgs
Fees:13.00 Taxes:702.63
20071207-0141804

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Stephanie C. Travelstead 105 Ryan Court Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 4th Avenue, North Nashville, Tennessee 37219	MAP 141-07-0B PARCEL 027.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($***189,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Wayne J. Flatt, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Stephanie C. Travelstead, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 220, a re-subdivision of Lots 219 & 220, Section Two on the Plan of Somerset Farms, a Planned Unit Development of record in Plat Book 8250, Page 302, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

BEING the same property conveyed to Wayne J. Flatt, unmarried, from Lori D. Horner, a married woman F/K/A Lori D. Hart, by deed dated July 21, 2005, of record as Instrument No. 20050728-0088306 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Ryan Court, Nashville, Tennessee 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 GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Somerset Farms, Section Two, a PUD of record in Book 8250, Page 302, in the Register's Office for Davidson County, Tennessee.

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

3. Charter of record in Book 7382, Page 225, amended in Book 7820, Page 608, Book 8235, Page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.

4. By-Laws of Somerset Homeowners Association Charter of Record in Book 8556, Page 25, Register's Office for Davidson County, Tennessee.

5. Dedication of Common Areas of record in Book 9101, Page 667, and Instrument No. 20001204-00118884, Register's Office for Davidson County, Tennessee.

6. A family graveyard with the right of ingress and egress of record in Book 735, Page 252, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of December 2007.

Wayne J. Flatt

Wayne J. Flatt

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 Wayne J. Flatt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December 2007.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY