Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael & Annah Royal
6744 Christiansted Lane
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 12/31/07 15:33 2 pgs
Fees:13.00 Taxes:1476.30
20071231-0149443

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Tennessee Home Loans
2525 West End Ave., Suite 400
Nashville, TN 37203

MAP	**172-10-0**
GROUP	**B**
PARCEL	**28.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Santoro Custom Builders, Inc.,** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael Royal and wife Annah Royal**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1, of record in Instr. 20010209-00012854, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Santoro Custom Builders, Inc. by deed from Belmont Homes, LLC of record in Instr. 20050812-0095800, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **6744 Christiansted Lane, Nashville, Tennessee 37211.**

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, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this **the 27th** day of **December, 2007.**

Santoro Custom Builders, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared JAMES A. MARTIN with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be AUTHORIZED AGENT of **Santoro Custom Builders, Inc.**, the within named bargainor, a corporation, and that he as such AUTHORIZED AGENT, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 27th day of December, 2007.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $399,000.00.

_____
AFFIANT

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

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.