This space for Register's Office:

Davidson County DEEDWARR
Recvd: 01/07/08 14:36 2 pg:
Fees:13.00 Taxes:399.60
20080107-0001904

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Daniel R. Deter
Margaret P. Wolf
2535 Raincreek Rd.
Hillsborough, NC 27278

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
1414 Raleigh Road
Chapel Hill, NC 27517

TAX ID - 133.02-0-355.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Ryan Quintel unmarried** hereinafter called the **Grantors**, do hereby convey unto **Daniel R. Deter and Margaret P. Wolf husband and wife** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 37 on the Plat of McLester's Addition to Nolan Heights of record in Plat Book 421, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ryan Quintel on April 1, 2005 by Warranty Deed of record in Instrument 20050412-0040193 said Register's Office.

This conveyance is subject to the following: The Plan of record in Plat Book 421, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4)All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 300 Harrison Street Nashville, TN 37211.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of December 2007.

Ryan Quintel

State of
County of

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Quintel known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 17th day of December 2007.

Notary Public in and for the
State of Tennessee

My Commission Expires: _____

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF
COUNTY OF

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

Sworn and subscribed before me on ~~August~~ 12-17, 2007.

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY