Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January 2008.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/05/08 14:02 2 pgs
Fees:13.00 Taxes:703.00
20080205-0012107

Address of New Owner:	Send Tax Bills to:	Tax Information
John K. Wilkins	SunTrust Mortgage	143020B0330CO
772 Harpeth Trace Dr.	401 Commerce St., Suite 6100	
Nashville TN 37221	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Elizabeth A Marquardt Spinelli as tenants in common Joyce A. Marquardt hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John K. Wilkins, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 33 on the Revised Plan of Treetops at Harpeth Trace of record In Book 6250 Page 455 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and acurrate description.

Being the same property conveyed to Elizabeth A. Marquardt and Joyce A. Marquardt by deed from Mary T. Dampman of record in Instrument No. 20030430-0057997 Register's Office for Davidson County, Tennessee. Elizabeth A. Marquardt having since married and is now known as Elizabeth Spinelli.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on Revised plan of Tree Tops at Harpeth Trace of record in Book 6250 Page 455 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6287 page 417 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Treetops at Harpeth Trace Homeowners Association of record in Book 6287 Page 417.

This property is improved property known as 772 Harpeth Trace Dr., 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 31st day of January, 2008.

Elizabeth A Marquardt Spinelli

Joyce A. Marquardt

Robert Spinelli (joins in this conveyance for any marital interest he may have)

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 Elizabeth A Marquardt Spinelli, Joyce A. Marquardt, and Robert Spinelli the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2008.

Notary Public

My Commission expires: 5/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1789