Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 02/06/08 16:17 3 pgs
Fees:18.00 Taxes:1110.00
20080206-0012554

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***300,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jennifer Sellars 909 Marengo Lane Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 901 Semmes Ave Richmond, VA 23224	MAP 118-10-0 PARCEL 046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($***300,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Steven D. Curnutte and wife, Karen W. Curnutte (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jennifer Sellars, 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. 21 on the Plan of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Steven D. Curnutte from Thomas A. Langford, III and wife, Sally O. Langford by deed dated May 20, 1993, of record in Book 8983, Page 84, in the Register's Office for Davidson County, Tennessee.

BEING further conveyed to Steven D. Curnutte and Karen W. Curnutte from Patty Richards, trustee, by deed dated January 19, 1999, of record in Book 11306, Page 924, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 909 Marengo Lane, Nashville, Tennessee 37204.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Sutton Hill Section of Marengo Park of record in Book 974, Page 67, in the Register's Office for Davidson County, Tennessee.

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

GRANTORS FURTHER COVENANT and bind themselves and their 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 we have hereunto set our hands on this the 31st day of January 2007.

Steven D. Curnutte

Karen W. Curnutte

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 Steven D. Curnutte and Karen W. Curnutte, the bargainors, 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 this 31st day of January 2007.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.