WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/08 15:13 4 pgs
Fees:23.00 Taxes:1221.00
20080221-0017271

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SIRVA Relocation, LLC (NAME)	same (NAME)	172-14-0A-148.00CO
3300 Fernbrook Ln. N. Ste. 300 (ADDRESS)	(ADDRESS)	
Plymouth, MN 55447 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15th day of Feb., 2008, by and between JOSHUA E. PEDIGO AND KATHERINE E. PEDIGO, HUSBAND AND WIFE, party of the first part, and SIRVA Relocation Credit, LLC, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

BEING Lot No. 77 on the Plan of Section Three, Wexford Downs, as shown by plat of record in Instrument No. 20000810-0079246, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua E. Pedigo and Katherine E. Pedigo by Deed from Jack M. Sanchez and Sherrill S. Sanchez, husband and wife, of record in Instrument No. 20051004-0119277, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JOSHUA E. PEDIGO

KATHERINE E. PEDIGO

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOSHUA E. PEDIGO, 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 at office this 18th day of December, 2007.

Commission expires:
02/21/11

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KATHERINE E. PEDIGO, 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 at office this 18th day of December, 2007.

Commission expires:
02/21/11

Notary Public

File No.: 271200323

EXHIBIT A

Subject to all matters as set forth per Instrument No. 20000810-0079246, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10292, Page 51, as amended in Instrument No. 20000810-0079498, and Book 10792, Page 822, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10500, Page 444, Register's Office for said County.

Quit claim to Homeowner's Association for open space as shown of record in Instrument No. 20040311-0028010, Register's Office of said County.

Sewer Easement as shown of record in Deed Book 11201, Page 766, Register's Office for said County.

Water Easement as shown of record in Deed Book 11444, Page 149, Register's Office for said County.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011