WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$474,200.00.** Affiant Subscribed and sworn to before me, this the 22nd day of February, 2008. Notary Public My commission expires: 3-20-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maxwell C. Fuller **Jennifer Fuller**	SunTrust Mortgage, Inc.	**Map 116-14 Parcel 061**
101 Lafayette Ct.	P.O. Box 79041	
Nashville, TN 37205	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey Kelle and wife, Beth E. Kelle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxwell C. Fuller and wife, Jennifer Fuller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2 of Block 4, on the Plan of The Courts of Belle Meade, of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID lots no. 1 and 2 adjoin and front together 60 feet on the easterly side of Lafayette Court and run back between parallel lines, Lot No. 1 running back along the south margin of Leake Avenue, 145 feet to a dead line.

BEING the same property conveyed to Jeffrey Kelle by Deed from Richard Manning Norvell, of record in Instrument No. 20030717-0100251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for 2008, and subsequent years, the plan with Owner's Certificate, of record in Book 2331, page 43, said Register's Office, which plan shows a 50 foot minimum building setback line from Graycroft Avenue and a 20 foot easement for public utility purposes along the rear line, and a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4131, page 769, said Register's Office.

Beth E. Kelle, spouse of the above named Jeffrey Kelle Beth E. Kelle joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is Improved (__X__) Unimproved (____) property, known as: **101 Lafayette Ct., Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **22nd** day of **February, 2008.**

Jeffrey Kelle

Beth E. Kelle

Beth E. Kelle

Davidson County DEEDWARR
Recvd: 02/25/08 13:22 2 pgs
Fees:13.00 Taxes:1754.54

20080225-0018200

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 **Jeffrey Kelle and Beth E. Kelle,** 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 at Nashville, Tennessee, this **22nd** day of **February, 2008.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.