WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/08 11:34 4 pgs
Fees:23.00 Taxes:1217.30
20080402-0033033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF March, 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
Ryan Bitzer	Magna Bank	173090A33300CO
(NAME) 7895 Heaton Way	(NAME) 6525 Quail Hollow Road Ste. 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 28th day of February, 2008, by and between MARK DEATHERAGE AND LARA DEATHERAGE, HUSBAND AND WIFE, party of the first part, and Ryan Bitzer and Rebekah Bitzer, husband and wife, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

Being the same property conveyed to Mark Deatherage and Lara Deatherage, husband and wife by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060324-0034035 , 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 B 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.

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

MARK DEATHERAGE

LARA DEATHERAGE

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 MARK DEATHERAGE, 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 8 day of Nov, 2007

Commission expires: 3/15/08

JANET OGLESBY STATE OF TENNESSEE NOTARY PUBLIC Exp. 03/15/2008 COUNTY OF RUTHERFORD

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 LARA DEATHERAGE, 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 8 day of Nov 2007

Commission expires: 3/15/08

JANET OGLESBY STATE OF TENNESSEE NOTARY PUBLIC Exp. 03/15/2008 COUNTY OF RUTHERFORD

Notary Public

File No.: 271001402

EXHIBIT A

BEING Lot No. 237, on the plan of Phase for, Lenox Village, as shown by plat of record in Plat Instrument No. 20040806-0094784, 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.

EXHIBIT B

Subject to all matters as set forth per Plat Instrument No. 20040806-0094784, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20020315-0032826, Register's Office of said County.

Master Deed of record in Instrument No. 20020315-0032825, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20020412-0045831, Register's Office for said County.

Sanitary Sewer and/or Sewer Drainage Easement of record in Book 7985, page 449, Register's Office of said County.

Easement for sanitary sewer, water mains, and appurtenances of record in Instrument No. 20011129-0130322, Register's Office for said County.

Storm Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, Page 230, and as Instrument No. 20020408-0042676, Register's Office of 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

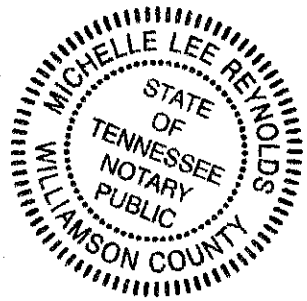
Cumberland Title

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)



Notary Public

My Commission Expires: June 20, 2011