WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/08 13:38 4 pgs
Fees:23.00 Taxes:632.70
20080620-0063718

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: July 14, 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
Bridgette Hornbeck	Neighborhood Funding	164-13-0-161.00
(NAME) 5728 Murphywood Crossing	(NAME) 324 N. Dale Mabry Hwy, Ste. 203	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tampa, FL 33609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 11th day of June, 2008, by and between RAM WISSEL AND GWENDOLYN WISSEL, HUSBAND AND WIFE, party of the first part, and BRIDGETTE HORNBECK, A SINGLE WOMANAS HER SOLE AND SEPARATE PROPERTY, 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. 151 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development,, as shown by plat of record in Plat Book 9700, page 545, 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 Ram Wissel and Gwendolyn Wissel, husband and wife by Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation of record in Deed Book 11132, page 419, 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.

RAM WISSEL

GWENDOLYN WISSEL

STATE OF Tennessee
COUNTY OF County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RAM WISSEL, 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 7th day of March 7, 2008.

Commission expires: 2/10/2010

REBECCA CHARLTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GWENDOLYN WISSEL, 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 7th day of March 7, 2008.

Commission expires: 2/10/2010

Notary Public

REBECCA CHARLTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

File No.: 280200611

EXHIBIT B

Subject to all matters as set forth per Plat Book 9700, Page 545, Register's Office of said County.

Easement and Restriction as shown of record in Deed Book 9336, Page 238, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9651, Page 900, Book 9651, Page 925, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page575, Book 10640, Page 941, and Book 10717, Page 97, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9651, Page 895, 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

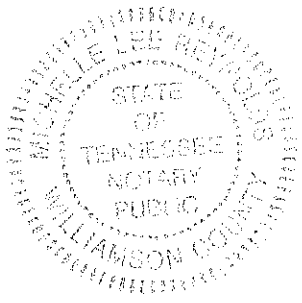
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L 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