WARRANTY DEED

P-KW-08-1345

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickeda L. Watson	SunTrust Mortgage, Inc.	
1345 Bell Rd. Unit 439 (ADDRESS)	1001 Semmes Avenue (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	162-12B-079.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDON R. LITZNER AND LINDSEY E. LITZNER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICKEDA L. WATSON, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13C of Tract Four on the Plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument #20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument #20040218-0018915, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Brandon R. Litzner and Lindsey E. Litzner, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 200508260102356 on 08/19/2005 and filed for record on 08/26/2005, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2008 Property Taxes, which have been prorated and assumed by the Grantee (s) herein; B) Instruments of record in Instrument Nos. 200207220087814; 200112170138710; 200203200034488; 200203220035169; 200209110110959; 200210250130922; 200305150066792; 200402180018915; and Book 7838, Page 934, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1345 Bell Rd #439, Antioch, Tennessee 37013-6722
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of July, 2008.

Brandon R. Litzner by Litzner his attorney in fact
Brandon R. Litzner

Litzner
Lindsey E. Litzner

Davidson County DEEDWARR
Recvd: 08/04/08 15:44 2 pgs
Fees:13.00 Taxes:513.93

20080804-0080248

STATE OF Tennessee
COUNTY OF DAVIDSON

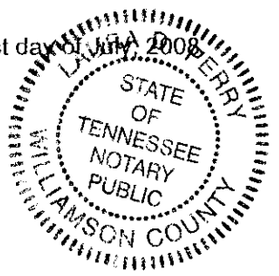
On this the 31st day of July, 2008, before me personally appeared Lindsey E. Litzner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brandon R. Litzner and who acknowledged he/she/they executed the same as the free act and deed of the said Brandon R. Litzner.

Witness my hand and official seal, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

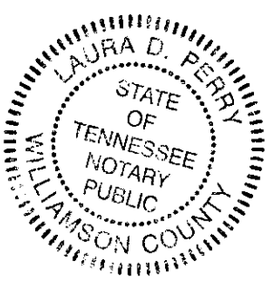
On this the 31st day of July, 2008, before me personally appeared Lindsey E. Litzner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959