RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

This Instrument Prepared By:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDWARR
Recvd: 02/26/09 11:11 4 pgs
Fees:23.00 Taxes:1535.13
20090226-0016937

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Steven and Monica St. John	Steven and Monica St. John	Map/Parcel: 115090A 02400
816 Cedar Crest Drive	816 Cedar Crest Drive	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Accredited Home Lenders, Inc.** has this day bargained and sold, and does hereby transfer and convey unto the said **J. Steven St. John and Monica S. St. John, husband and wife**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Accredited Home Lenders, Inc. by Trustee's Deed of record as Instrument No. 20080529-0054468, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 775 Saussy Place, Nashville, Tennessee 37205
Improved (X)

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

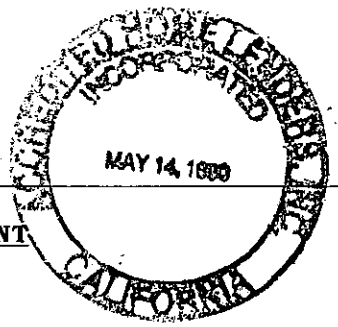
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Whenever 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 our hand this 20th day of FEB, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Accredited Home Lenders, Inc.

By: Suzanne Peters
Corporate Officer
Printed Name & Title: Suzanne Peters, AVP



ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF SEMINOLE) ss

Before me, Daniel Vasquez, a Notary Public of the State and County aforesaid, personally appeared Suzanne Peters, AVP with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HER self to be Suzanne Peters, AVP of **Accredited Home Lenders, Inc.**, the within named bargainor, a corporation organized and operating under the laws of the State CALIFORNIA, and that he/she as such Suzanne Peters, AVP executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Suzanne Peters, AVP.

NOTARY STAMP/SEAL

NOTARY PUBLIC-STATE OF FLORIDA
Daniel Vasquez
Commission # DD698023
Expires: JULY 23, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

WITNESS my hand and official seal,
at office in FLORIDA
this 20th day of FEB, 2009.

NOTARY PUBLIC
MY Commission Expires: 7-23-11

AFFIDAVIT OF VALUE

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

The actual consideration or value whichever is greater, for this transfer is $ 414,900.00
Subscribed and sworn to before me this the 20th day of FEB, 2009.

(Affix Seal)

Suzanne Peters
Affiant

Suzanne Peters, AVP

Notary Public
My Commission Expires: 7-23-11

NOTARY PUBLIC-STATE OF FLORIDA
Daniel Vasquez
Commission # DD698023
Expires: JULY 23, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NUMBER 24 ON THE PLAN OF THE WOODS AT WEST MEADE, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 200310270157620, REGISTER'S OFFICE OF FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING ALL OF THE PROPERTY CONVEYED TO NICHOLAS S. PSILLAS BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20060804-0095635; DATED 2/4/05, SAID REGISTER'S OFFICE. AND ALSO BEING THE SAME PROPERTY CONVEYED TO CORINTHIAN CUSTOM HOMES, INC., A TENNESSEE CORPORATION BY DEED OF RECORD IN INSTRUMENT NO. 20040120-0007194, DATED 1/13/04; SAID REGISTER'S OFFICE. SUBJECT TO TAXES FOR THE YEAR 2006, EASEMENTS AND RESTRICTIVE COVENANTS, IF ANY, OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH ANY MODIFICATIONS AND AMENDMENTS THERETO.