WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Carmen Coats
Affiant

Subscribed and sworn to me on April 13, 2009.

J Brandon Miller
NOTARY PUBLIC

My Commission Expires: 11-22-10

BILL GARRETT, Davidson County
Trans:T20090024475 DEEDWARR
Recvd: 04/14/09 11:09 2 pgs
Fees:13.00 Taxes:1006.40
20090414-0033588

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tec and Chelsea Petaja 2108 Grantland Avenue Nashville, Tennessee 37204	Countrywide Bank, FSB 3011 Armory Drive, Ste. 120 Nashville, TN 37204	105-10-0-322.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LARON N. PENDERGRASS and WIFE, TAMBERLY P. PENDERGRASS**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TEC PETAJA and CHELSEA PETAJA, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 of Block 10 on the Plan of Yarbrough's subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laron N. Pendergrass and wife, Tamberly P. Pendergrass, from Gayle Walker Graham (f/k/a Gayle Walker Hasty) and husband, Glenn Graham, by Warranty Deed dated June 29, 1990 and recorded in Book 8147, Page 496, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters on the Plan of Yarbrough's subdivision of Woodland of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2108 Grantland Avenue, Nashville, Tennessee 37204.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and

forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on April 13, 2009.

Laron N. Pendergrass

Tamberly P. Pendergrass

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 13, 2009, before me personally appeared Laron N. Pendergrass and wife, Tamberly P. Pendergrass to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 13, 2009.

NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11