Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090035414 DEEDWARR
Recvd: 05/29/09 11:34 2 pgs
Fees:13.00 Taxes:1067.45
20090529-0049425

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $288,500.00

Affiant

Subscribed and sworn to before me this 28 day of May, 2009.

Notary Public
My commission expires:

CANDACE Y. BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2010

02-0905-46517

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy B. Raines	Suntrust Mortgage, Inc. 401 Commerce Street, #1600	(Lot 2) 172-07-0 006.00 &
473 – 479 Kinhawk Drive Nashville TN 37211	Nashville, TN 37219	(Lot 3) 172-07-0 007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brook Langton and wife, Kayla Langton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy B. Raines and wife, Jessica F. Raines, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

PARCEL ONE:
Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Forest Acres, Section 2A, of record in Book 9700, Page 214, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Mayberry and James R. Mosley by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee, dated November 26, 1996, recorded December 4, 1996, of record in Book 10280, Page 466, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brook Langton and wife, Kayla Langton by Quitclaim Deed from Robert N. Mayberry and James R. Mosley, dated September 20, 2006, recorded June 8, 2007, of record in Instrument No. 20070608-0068804, Register's Office for Davidson County, Tennessee.

PARCEL TWO:
Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Forest Acres, Section 2A, of record in Book 9700, Page 214, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Brook Langton and wife Kayla Langton by deed from Robert N. Mayberry and James R. Mosley, both married, dated August 14, 1996, recorded August 19, 1996, of record in Book 10159, Page 512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 473 - 479 Kinhawk Drive, Nashville, TN 37211

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 28 day of May, 2009.

Brook Langton by Kayla Langton AIF — Kayla Langton

Brook Langton, by Kayla Langton, his attorney in fact

Kayla Langton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla Langton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28 day of May, 2009.

State of Tennessee at Large

My Commission expires 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Kayla Langton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Brook Langton and that she is authorized by Brook Langton to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 28 day of May, 2009.

State of Tennessee at Large

My Commission expires 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON