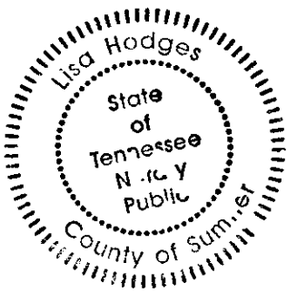
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: 02/28/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Seth Morton	SunTrust Mortgage, Inc.	Parcel ID:
3125 Lake Drive	401 Commerce Street; Ste. 6100	086140B05200CO
Hermitage, TN 37076	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kirsten Wines fka Kirsten Wangsness and husband, Todd Wines

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Seth Morton and Emily Witzleben

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 128, on the Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kirsten Wangsness by deed from David J. Stewart and wife, Christine L. Stewart of record in Instrument 20030506-0060493, Register's Office for said County. The said Kirsten Wangsness is now known as Kirsten Wines. See also Scrivner's Affidavit of record in Instrument 200906 3000 60614, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7170, Page 987 and Book 7628, Page 6, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 465, said Register's Office; (3) Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.

The said Todd Wines joins in this conveyance to convey any and all marital interest he may have in said property.

Kirsten Wangsness and Kirsten Wines being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3125 Lake Drive, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20090043542 DEEDWARR
Recvd: 06/30/09 09:54 2 pgs
Fees:13.00 Taxes:665.63
20090630-0060615

Witness my hand this 26th day of June, 2009.

Kirsten Wines

Todd Wines

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirsten Wines fka Kirsten Wangsness and husband, Todd Wines 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 and official seal at Nashville, Tennessee, this 26th day of June, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY