THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***242,000.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2009.

Notary Public

My Commission Expires: 9-30-09

BILL GARRETT, Davidson County
Trans:T20090053044 DEEDWARR
Recvd: 08/05/09 08:58 2 pgs
Fees:13.00 Taxes:895.40
20090805-0073256

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Casey J. Estep 5207 Elkins Avenue Nashville, Tennessee 37209	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, TN 37219	MAP 091-15-0 PARCEL 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand and 00/100 Dollars ($***242,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Ryan C. Thewes and wife, Shay Thewes, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Casey J. Estep, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of the east 200.0 feet of the north 180.00 feet of Block 12 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

SAID part of Block 12 fronts 50.0 feet on the southerly side of Elkins Avenue and runs back between parallel lines, parallel with and 150.0 feet west of 52nd Avenue North, 180.0 feet to the northerly right of way of a 20-foot alley reserved in Deed Book 484, page 166, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ryan C. Thewes and wife, Shay Thewes, by Warranty Deed dated May 25, 2006, from Pauline Stephens, an unmarried person, of record as Instrument No. 20060602-0065503 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5207 Elkins Avenue, Nashville, Tennessee 37209.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 2009.

Ryan C. Thewes

Shay Thewes

By: Ryan C. Thewes
Attorney in Fact

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 Ryan C. Thewes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ryan C. Thewes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Shay Thewes and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Shay Thewes.

WITNESS my hand and official seal this 31st day of July, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY