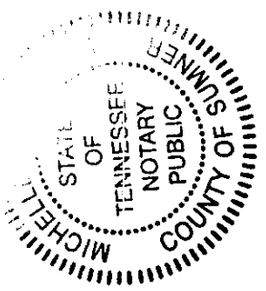
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 9-19-2011
(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:
Rodney D. Lebeck	Primary Residential Mortgage	Parcel ID:
3701 Waterford Way	4750 West Wiley Post Way, Suite 200	151010A00100CO
Antioch, TN 37013	Salt Lake City, UT 84116	

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

Joseph Lutes and Jeremy Sawaya aka Jermey Sawaya, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rodney D. Lebeck, a single man,
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. 1, on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444-447, 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 Joseph Lutes and Jermey Sawaya by deed from Scott Comiskey and wife, Wendy Comiskey of record in Instrument 20031021-0155582, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7358, Page 656; Book 7538, Page 793; Book 7599, Page 812; Book 8666, Page 381; Book 8679, Page 446, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 444-447, said Register's Office.

Jermey Sawaya and Jeremy Sawaya 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 3701 Waterford Way, Antioch, TN 37013

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.

Witness our hands this 11th day of August, 2009.

Joseph Lutes

Jeremy Sawaya

BILL GARRETT, Davidson County
Trans:T20090055773 DEEDWARR
Recvd: 08/14/09 15:10 2 pgs
Fees:13.00 Taxes:588.30

20090814-0076714

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 Joseph Lutes and Jeremy Sawaya aka Jermey Sawaya, 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 11th day of August, 2009.

My Commission Expires: 11/7/10

Notary Public

