This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
315 Deaderick Street, Ste. 1710
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $189,515.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2009.

Notary Public

My Commission Expires: Nov. 14, 2009

BILL GARRETT, Davidson County
Trans:T20090064572 DEEDWARR
Recvd: 09/22/09 09:40 2 pgs
Fees:13.00 Taxes:701.21
20090922-0088079

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Donald Littlejohn, Jr. 4228 Longfellow Drive Nashville, TN ~~37212~~ 37214	Wells Fargo Bank, N.A. 8480 Stagecoach Cir. Frederick, MD 21701 *MAC x380-02C	062-02-0B-270.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Littlejohn, Jr. and wife, Lisa S. Littlejohn,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Abbington Park, Phase Two, Section 1, of record in Instrument No. 20081008-0102227, and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by deed from AFM & I, Inc., dated July 29, 2007 of record in Instrument No. 20090806-0074103, Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to AFM & I, Inc. by deed dated Feb. 23, 2000 and by deed dated July 19, 2000, of record in Instrument No. 20000223-0017875 and Instrument No. 20000719-0071163, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

2008 County Taxes have been paid. 2009 County Taxes a lien, not yet due and payable, to be prorated between parties at property transfer.

Subject to all matters shown on plan for Abbington Park, Phase Two, Secton One, of record in Instrument No. 20081008-0102227, and as corrected in Instrument No. 20081024-0106746 and Instrument No. 20081030-0108211, Regsiter's Office for Davidson County, Tennessee.

Subject to Restriction of record in Instrument No. 20081008-0101931 and as corrected in Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee, which restrictions restrict the property described therein to use only as open green space.

Subject to Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements as more particularly set forth in said deed.

Subject to Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee, which contains reservations for certain sewer taps.

Subject to Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instrument No. 20030508-00611633, and in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

Subject to Grant of Transmission Line Easement to the United States of America, of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

Subject to Easement for 20-Foot right of way for ingress and egress, conveyed to Olin M. Weakley, et al, of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record as pertaining to said property.

This is improved property known as: 4228 Longfellow Drive, Nashville, TN 37122 37214

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, 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.

WITNESS my hand this 18th day of September, 2009.

Celebration Homes, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named COREY CRAIG, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself/herself to be the VICE-PRESIDENT of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that he/she as such VICE-PRESIDENT, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself/herself as such VICE-PRESIDENT.

Witness my hand, at NASHVILLE, Tennessee, this 18th day of September, 2009.

NOTARY PUBLIC

ANNE E. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Nov. 14, 2009