BILL GARRETT, Davidson County
Trans:T20100008083 DEEDWARR
Recvd: 02/09/10 12:51 2 pgs
Fees:13.00 Taxes:862.10
20100209-0010221

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $233,000.00

Ella M. O'Regan
Affiant

Subscribed and sworn to before me, this 4th day of February, 2010.

Paige B. Mayercik
Notary Public
My commission expires: 11/21/10

04-1001-53655

Address of New Owner:	Send Tax Bills to:	Tax Information
Ella M. O'Regan	Bank of America, N.A.	097-16-0-A-004.00
5525 Peninsula Park Landing	4500 Amon Carter Blvd.	
Hermitage TN 37076	Fort Worth, TX 76128	

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, Robert S. Sturgis and Mary K. Sturgis, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ella M. O'Regan and husband, Lester F. O'Regan, 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:

Land in Davidson County, Tennessee, being Lot No. 59, on the Plan of First Revision of The Peninsula, of record in Book 9700, Page 8, 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 S. Sturgis and Mary K. Sturgis, husband and wife by deed from Judith R. Humphreys, unmarried, dated January 14, 2004, recorded January 16, 2004, of record in Instrument No. 20040116-0006736, 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 5525 Peninsula Park Landing, 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, 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 4th day of February, 2010.

Robert S. Sturgis

Mary K. Sturgis

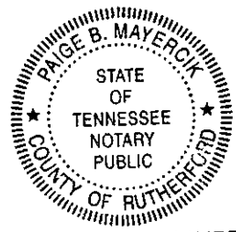
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert S. Sturgis and Mary K. Sturgis, 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 4th day of February, 2010.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10



MY COMMISSION EXPIRES:
NOVEMBER 21, 2010