WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100065945 DEEDWARR
Recvd: 10/18/10 14:52 3 pgs
Fees:18.00 Taxes:2046.10
20101018-0083369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th/10

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mclean J. Barbieri	SunTrust Mortgage, Inc.	10513013800
(NAME)	(NAME)	
1502 Beechwood Ave	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 1st day of October 2010, by and between CHRISTOPHER C. WOBENSMITH AND JENNIFER WOBENSMITH, HUSBAND AND WIFE, party of the first part, and Mclean J. Barbieri and Damon M. Barbieri, wife and husband, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CHRISTOPHER C. WOBENSMITH

JENNIFER WOBENSMITH

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHRISTOPHER C. WOBENSMITH, 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 at office this 3rd day of September, 2010

Commission expires:

MY COMMISSION EXPIRES:
January 9, 2012

JAN CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JENNIFER WOBENSMITH, 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 at office this 3rd day of September, 2010

Commission expires:

MY COMMISSION EXPIRES:
January 9, 2012

Notary Public

JAN CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: 210070426

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 86 on the plan of Belmont Land Company's Plan, as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said westerly one-half of said Lot No. 86 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Charles E. Gannaway and Staci A. Hamilton by Deed from D. Matthew Stuart and wife, Linda E. Stuart, dated 06/28/1996 and filed for record on 07/09/1996 in Book 10115, Page 352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher C. Wobensmith and wife, Jennifer Wobensmith by Deed from Charles E. Gannaway and wife, Staci A. Gannaway F/K/A Staci A. Hamilton, dated 07/30/2008 and filed for record on 08/04/2008 in Instrument No. 20080804-0079888, Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance is subject to all matters as set forth per Plat Book 421, Page 34, said Register's Office.