Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 05/10/01 15:04 2pgs
Fees:11.00 Taxes:355.20
20010510-0048788

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Paul W. Stanich and wife, Sandra Stanich** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Patricia L. Braunschweig** it's successors and assigns, forever, that certain parcel of real estates located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of APRIL 2001.

Paul W. Stanich

Sandra Stanich by Paul W. Stanich, attorney in fact

STATE Of Tennessee
COUNTY Of Wilson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Paul W. Stanich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 27 day of April 2001.

Notary Public
My Commission expires:

*and Paul W. Stanich on behalf of Sandra Stanich, her attorney in fact

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $96,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of April 2001.

Notary Public

My Commission expires:

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

Map and Parcel Numbers: 86/07/38.00

Address of New Owner:
1028 Jacksons Valley Road
Hermitage, TN 37076

Send Tax Bills To:
Same / Mortgage Edge Corporation
1355 Beverly Road, Ste. 330
McLean, VA 22101

6-010079

EXHIBIT "A" LEGAL DESCRIPTION:

A certain tract or parcel of land in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 22 on the plan of Jackson's Retreat, Section I, Phase I, of record in Plat Book 5200, page 286 of the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Paul W. Stanich and wife, Sandra Stanich by Warranty Deed from Michael M. Brian and wife, Lisa K. Brian dated December 16, 1994 and recorded in Book 9551, page 977, Register's Office for said County.