N14610

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14610

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Davidson County DEEDWARR
Recvd: 04/20/06 09:52 2 pgs
Fees:13.00 Taxes:625.30

20060420-0045254

Property Address:
2332 Green Trails Court, Antioch, TN 37013

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Anthony Carroccia and wife, Diane Carroccia**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Staci D. Wyatt, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 17 on the Plan of Greenwood Subdivision, Phase One, a Planned Unit Development, as shown by plat of record in Instrument No. 20000922-0094259, and amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Mt. View, LLC, dated June 26, 2002, and recorded July 16, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200207160085209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 18 day of April, 2006.

{Seal}
Anthony Carroccia

Diane Carroccia {Seal}
Diane Carroccia

State of TENNESSEE
County of MONTGOMERY

On this the 18 day of April, 2006, before me, the undersigned officer, personally appeared Anthony Carroccia, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SHIRLEY SHEPHERD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission expires: Feb 16, 2010

State of TENNESSEE
County of DAVIDSON

On this the 19th day of April, 2006, before me, the undersigned officer, personally appeared Diane Carroccia, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $169,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th of April, 2006.

Notary Public

My Commission expires: 11-27-2006

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name of Owner and Property Address:
Staci D. Wyatt
2332 Green Trails Court
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
JPMorgan Chase Bank, N.A.
5409 Maryland Way
Floor 1
Brentwood, TN 37027-5037Staci D. Wyatt
2332 Green Trails Court
Antioch, TN 37013

Tax Parcel ID#: 162-13-0A-017.00CO