This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/26/06 11:43 2 pgs
Fees:13.00 Taxes:610.50
20060426-0047706

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF WILILAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2006.

Notary Public

My Commission Expires: 9.19.09

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Jeffery M. & Molly J. Belcik 316 Upper Mill Drive Antioch, TN 37013	Wells Fargo Home Mortgage 200N. Litchfield Rd., Ste. 101 Goodyear, AZ 85338	173-15-0-088.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, **Jay L. Segadi and wife, April M. Segadi**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jeffery M. Belcik and wife, Molly J. Belcik** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on a Final Plat of Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay L. Segadi and April M. Segadi, husband and wife, by deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, dated 10/31/01, of record in Instrument No. 20011107-0122563, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to all matters on plan of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants of record in Book 11675, Page 472 amended in Instrument No. 20000215-0015152; Instrument No. 20021121-0144876; and Instrument No. 20020701-0079016, said Register's Office.
3. Charter of Homeowner's Association of record in Instrument No. 19991207-0300674, said Register's Office.
4. Greenway Easement in Instrument No. 20011024-0116286, said Register's Office.
5. Storm water Detention Agreement of record in Instrument No. 20010405-0033586, said Register's Office.
6. Landscape Agreement in Instrument No. 20010405-0033587, said Register's Office.
7. Blanket sewer easement of record in Book 10448, Page 188, said Register's Office.
8. Transmission Line Easement of record in Book 3933, Page 359, said Register's Office.

This is improved property known as: 316 Upper Mill Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are 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; Grantors do further covenant and bind themselves, their 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 20th day of April, 2006.

Jay L. Segadi

April M. Segadi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jay L. Segadi and April M. Segadi**, the within named bargainors, 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 Brentwood, TN, this 20th day of April, 2006.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY