THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/18/06 13:52 2 pgs
Fees:13.00 Taxes:688.20
20060718-0086602

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Michael Faciszewski 1309 Greenwood Avenue Nashville, TN 37207	GMAC Mortgage PO Box 4025 Coraopolis PA 15108	083-01-0-303.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Farrar and Deane Gardner**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Michael Faciszewski**, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Map of John W. Love's Subdivision of Greenwood of record in Book 322, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 51.5 feet on the northerly side of Greenwood Avenue and runs back 190.3 feet on the westerly line and 193.5 feet on the easterly line to an alley measuring 50 feet, more or less, thereon.

Being the same property conveyed to Daniel Farvar and Deane Gardner, both individually from Shirley Lee, unmarried by deed dated 10/26/05 of record in Instrument No. 20051102-0132664, said Register's Office.

This is improved property known as: 1309 Greenwood Avenue, Nashville, TN 37207

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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;

and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 5th day of July, 2006.

Daniel Farrar

Deane Gardner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Daniel Farrar and Deane Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 5th day of July, 2006.

My commission expires: 6/15/09

NOTARY PUBLIC

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008