Davidson County DEEDWARR
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Fees:18.00 Taxes:573.50

20060807-0096121

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
490428 1838934
Michaela Zapata

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS* 064-16-0-D-127
(NAME) Andrew Auth	*(NAME)* 1st Trust Bank for Savings	
(STREET ADDRESS OR ROUTE NUMBER) 2241 Crescent Valley Lane	*(STREET ADDRESS)* P.O. Box 17257	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	*(CITY) (STATE) (ZIP)* Memphis, TN 38187	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Tiffany Fary, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said Andrew Auth and wife, Jessica Auth
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF ***COUNTY OF*** Sumner *The actual consideration or value whichever is greater, for this transfer is $* 155,000.00

Affiant Holly Christie

Subscribed and sworn to before me this the 31st *day of* July, 2006

Notary Public Angela A. Fary

My commission expires: 5/22/2010 *(Affix Seal)*

ANGELA A. FARY
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 5/22/2010

This is unimproved ( ), known as 2241 Crescent Valley Lane, Hermitage, TN 37076
improved (XX

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 13th *day of* July, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tiffany Fary _____

Tiffany Fary

STATE OF NC
COUNTY OF Iredell

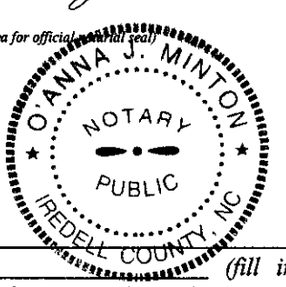
Personally appeared before me, O'Anna J. Minton, *a Notary Public in and for said County and State, Tiffany Fary, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 13 *day of* July, 2006.

O'Anna J. Minton

Notary Public
My Commission Expires: 4/28/07

(This area for official notarial seal)



STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

_____

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 285 on the Plan of Section Tree, Truxton Park, of record in Instrument No. 20011024-01116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tiffany Fary by Quitclaim Deed from David Fary of record in Instrument No. 20060512-0055785, said Register's Office pursuant to the Final Decree of Divorce.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.