Return to: First Title and Escrow Company, Inc.
File Number 25784 Box 9 B

Davidson County DEEDWARR
Recvd: 09/19/06 13:44 2 pgs
Fees:13.00 Taxes:777.00
20060919-0116007

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Affiant

Subscribed and sworn to before me, this 13th day of September, 2006.

Notary Public
My commission expires:

02-0608-45056

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cynthia E. Szejner	CTX Mortgage Company	141-11-0-A-007
713 Rock Harbour Ct.	Post Office Box 199113	
Nashville TN 37221	Dallas, Texas 75219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marcy Bradshaw Darnall, IV and wife, Melissa Darnall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cynthia E. Szejner, Unmarried, and Jonathan T. Gross, Unmarried, as Joint Tenants with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 317, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, Pages 184-185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcy Bradshaw Darnall, IV by deed from Don William Snyder and wife, Mary Ann Snyder, dated 2-29-96, recorded 3-29-96, of record in Book 9995, Page 619, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 713 Rock Harbour Ct., Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

Wherever 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 my hand this 13th day of September, 2006.

Marcy Bradshaw Darnall, IV

Melissa Darnall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marcy Bradshaw Darnall, IV and Melissa Darnall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of September, 2006.

State of Tennessee at Large

STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires
1/23/10