RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14889

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. N14889

Davidson County DEEDWARR
Recvd: 12/15/06 11:32 2 pgs
Fees:13.00 Taxes:388.13
20061215-0154762

Property Address:
4312 Winterbrook Rd., Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

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, **C. Bradley Simmons**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **John A. Misch, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 80 on the Plan of Section 2, Timbertrail, of record in Book 5200, Page 333, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 71.1 feet on the westerly margin of Winterbrook Road and extends back 168.0 feet on the southerly line and 183.0 feet on the northerly line to a dead line in the rear, measuring 83.8 feet thereon.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from Secretary of Veterans Affairs, dated January 29, 2003, and recorded February 10, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200302100018192.

Power of Attorney of record as Instrument number 20030210-0018191, in the Register's office for Davidson County, Tennessee.

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

GRANTOR does for Grantor and Grantor's 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 [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [X] paid by Grantor.

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

WITNESS Grantor's hand this 1 day of December, 2006.

C. Bradley Simmons by Joseph A. Arlt, II his Attorney in Fact {Seal}

C. BRADLEY SIMMONS by Joseph A. Arlt, II
His Attorney in Fact

State of Virginia
County of Virginia Beach City

Personally appeared before me, the undersigned , a notary public in and for said county and state, the within named Joseph A. Arlt, II, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for C. Bradley Simmons and that he is authorized by C. Bradley Simmons to execute this instrument on his behalf.

Witness my hand and official seal at _____, this 1 day of December, 2006.

JACQUELINE M. SURRATT NOTARY PUBLIC MY COMMISSION EXPIRES 4/30/07 COMMONWEALTH OF VIRGINIA

Jacqueline M. Surratt
Notary Public

My Commission expires: 4/30/07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $104,900.00 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 4th of December, 2006.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
John A. Misch
4312 Winterbrook Road

Nashville, TN 37207

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
John A. Misch
Flagstar Bank, PO Box 7026

Troy, MI 48007

Phone: _____

Tax Parcel ID#: 032-13-0-032.00