*This Instrument prepared by:*

ALLIANCE TITLE
3333 E. Concours #1100
Ontario, Ca. 91764

*MAIL TAX STATEMENT TO:*

Brandon Church
329 Upper Mill Drive
Antioch, TN 37013

RETURN TO:
Lenders First Choice
3850 Royal Ave
Simi Valley, CA 93063

Davidson County DEEDWARR
Recvd: 01/22/07 11:10 4 pgs
Fees:23.00 Taxes:610.13

20070122-0008337

*WARRANTY DEED*

*** Clerk's Office Use Only ***

49-49254

***This Warranty Deed*** *Made on this* 15 *day of* Dec 2006 *by and between:*

KENNETH CHURCH ,

to: BRANDON E. CHURCH , A SINGLE MAN

*hereinafter called the grantee whose post office address is* 329 Upper Mill Dr., Antioch, TN 37013

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and assigns of individuals, and the successors and assigns of corporation)*

***Witnesseth:*** *That said grantor, for and in consideration of the sum of Ten Dollar ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereto is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in wit:*

SEE LEGAL DESCRIPTION "A"

*PARCEL ID #:* 173-15-0-A07-80-0c0

***Together*** *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

***To Have and To Hold,*** *the same in fee simple forever.*

*And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes.*

*In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.*

***Signed, sealed and delivered in our presence***

**WITNESSES:**

WITNESS #1

KENNETH CHURCH

WITNESS #2

WITNESS #3

STATE OF Tennessee
COUNTY OF Davidson

*The foregoing instrument was acknowledged before me this* 18th *day of* December, ~~2005,~~ 2006 *by* Kenneth Church, *who is* (✓) *personally known to me or who has* ( ) *produced photo identification and who did not take an oath.*

AMERY FRIDENSTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

*Notary Public*

AMERY FRIDENSTINE
*Notary Public – Printed or typed name*

*My Commission Expires:* NOV 22, 2010

STATE OF CALIFORNIA
COUNTY OF VENTURA

The actual consideration or true value, whichever is greater for this transfer is $164,900.

1-19-07
Affiant - Jennifer Wall

Subscribed and sworn to before me, this the 19 Day of JAN 2007

Notary
DARLENE J. CLARK

DARLENE J. CLARK
Commission # 1479496
Notary Public - California
Los Angeles County
My Comm. Expires Mar 30, 2008

# EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF MILL RUN SUBDIVISION PHASE 1-A OF RECORD IN DOC. NO. 20010608-0060668, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE A FOR A MORE COMPLETE DESCRIPTION THEREOF.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 173-15-0-A07-80-0CO; SOURCE OF TITLE IS DOCUMENT NO. 20030923-0140818 (RECORDED 09/23/03)