RECORD AND RETURN TO: FORSYTHE TITLE AND ESCROW 103 CONTINENTAL PLACE, SUITE 305 BRENTWOOD, TN. 37027	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of January, 2007. Notary Public My commission expires: 11-13-07 (AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lindsey T. Maestas	**New Owner**	**131-07-099.00**
1315 Lone Oak Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William Z. Fay and wife, Tiffany L. Fay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsey T. Maestas and Justin M. Maestaf, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 30 on the plan of Lone Oak Heights, of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William Z. Fay and wife, Tiffany L. Fay by deed from Severn C. Ortale, unmarried of record in Instrument No. 20010604-0057813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1315 Lone Oak Circle, Nashville, TN 37215**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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/our hand(s) this 25th day of January, 2007.

William Z. Fay

Tiffany L. Fay

Davidson County DEEDWARR
Recvd: 01/31/07 14:35 2 pgs
Fees:13.00 Taxes:1165.50

20070131-0012998

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Z. Fay and Tiffany L. Fay,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **25th** day of **January, 2007.**

Debbie Siniard

Notary Public

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires: 7-21-10