STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Marcus Daschner
Affiant

Subscribed and sworn to before me, this 25th day of January, 2007.

Julian C. Cornett
Notary Public

My commission expires: 5-24-10

Julian C. Cornett
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 02/13/07 11:24 2 pg
Fees:13.00 Taxes:651.20

20070213-0018268

THIS INSTRUMENT WAS PREPARED BY
Jackson M. Welch, Jr.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064
(615) 790-8868

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcus Daschner	**Family First Mortgage Corp.**	**Map: 156-02-0**
932 Beech Bend Drive	**1417 North Magnolia Avenue**	**Parcel: 115.00**
Nashville, Tennessee 37221	**Ocala, Florida 34475**	

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

Kathy A. Dwyer, unmarried

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

Marcus Daschner, unmarried

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. 615 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathy A. Dwyer by deed from Joseph W. Carpenter and wife Holly F. Carpenter of record in Book 8821, page 868, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007, a lien not yet due and payable.

All matters shown on the Plan of record in Book 4860, page 111, said Register's Office.

Restrictive Covenants of record in Book 5867, page 193, Book 5882, page 261, Book 5884, page 840, and Book 6097, page 560, said Register's Office.

Any and all easements and restrictions of record in said Register's Office.

This is improved property known as 932 Beech Bend Drive, Nashville, Tennessee 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 and assigns forever; and we do covenant with 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~~ 24th KD day of January, 2007.

Kathy A. Dwyer

STATE OF OK)
COUNTY OF [illegible])

Personally appeared before me, a Notary Public of said County and State, Kathy A. Dwyer, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2007.

Notary Public

My Commission Expires: 7/20/2010

RETURN TO:
Cornett Title Services, LLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027