WARRANTY DEED

BOX 50-B
~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
RETURN TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,265,000.00~~ 1,440,880.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Peter Marcin	Wells Fargo	**Map 169**
(NAME)	(NAME)	
1121 Radnor Glen Drive	P.O. Box 5137	**Parcel 78**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Des Moines, IA 50306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **SMITH CONSTRUCTION INC., a Tennessee coporation** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER MARCIN and wife, DEBRA MARCIN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Williamson County, Tennessee, being Lot No. 30 on the Plan of High Ridge Subdivision, Phase One, of record in Book 11700, page 95, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Smith Construction, Inc. by deed of record as Instrument No. 20050823-0100242, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Williamson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 11700, page 95, said Register's Office; (c) Restrictive covenants contained in Book 11741, page 713 as amended as Instrument No. 20040624-0075401, said Register's Office; and (d) Charter of record in Book 9795, page 237, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1121 Radnor Glen Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 15th day of February, 2007.

Davidson County DEEDWARR
Recvd: 02/16/07 15:10 2 pg
Fees:13.00 Taxes:5331.26
20070216-0019979

Smith Construction Inc.

By:

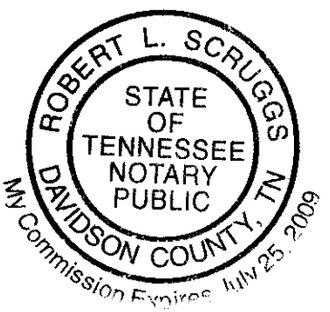
Kevin Smith, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Kevin Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Smith Construction, Inc., (the "Company") the within named bargainor, a Tennessee coporation and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2007.

Commission expires:



Notary Public