THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26251-02-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 16th day of February, 2007. Notary Public My Commission Expires: My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lauri Fabiniak 3522 Elkins Avenue Nashville, TN 37209	Citimortgage, Inc. 1000 Technology Drive O'Fallon, MO. 63368-2240	Map No.092-13-0-169.00 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy Desnoyers**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauri Fabiniak, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3522 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2007.

Dorothy Desnoyers
By Susan Henderson, as her Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/23/07 14:56 2 pgs
Fees:13.00 Taxes:777.00
20070223-0022927

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Susan Henderson, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Dorothy Desnoyers as her Attorney-In-Fact, and as the free act and deed of the within named of Dorothy Desnoyers.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of February, 2007.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 12 Block "17" on the Plan of Charlotte Park 2nd Addition, as of record in Plat Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy Desnoyers, unmarried by Deed dated 7/21/06 from Walter Phillips, unmarried of record in Instrument No. 20060724-0088525 and rerecorded in Instrument No. 20060922-0117743, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.