WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00** Affiant Subscribed and sworn to before me, this 9th day of March, 2007 Notary Public MY COMMISSION EXPIRES: 5/17/08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/12/07 13:18 2 pgs
Fees:13.00 Taxes:836.20

20070312-0030095

James M. Wells
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Bicsak	SunTrust Mortgage, Inc.	172-02-A
(NAME)	(NAME)	(MAP)
252 Glenstone Circle	201 Fourth Avenue/7th Floor	114
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Maria V. Stronach, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christopher T. Bicsak, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 114 of Phase 3B, Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B, Brentwood Villa,Condominium apartments, recorded in Book 6900, page 4 as amended in Book 6900, page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943 as amended in Book 7035, page 115, Book 7101, page 730 as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Phase 3B, Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943 as amended in Book 7035, page 115, Book 7101, page 730 as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, and By-Laws recorded in Book 6923, page 986 as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Thomas D. Stronach and wife, Maria V. Stronach, by deed from Edward A. Barbieri and Janet E. Barbieri, husband and wife, dated August 14, 1997, of record in Book 10614, page 702, and further conveyed to Maria V. Stronach, by Quitclaim Deed from Thomas D. Stronach, dated November 19, 1997, of record in Book 10632, page 350, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 252 Glenstone Circle, Brentwood, Tennessee 37027

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/our hand(s) this 9th day of March, 2007.

Maria V. Stronach

Thomas D. Stronach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Maria V. Stronach and Thomas D. Stronach with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of March, 2007.

Jennifer D Lhmiap
Notary Public

My Commission Expires: 9/19/09

