Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 15th day of March, 2007.

Notary Public
My commission expires: 1/23/10

02-0703-45342

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joel A. Taylor	Market Street Mortgage	173-15-0-A-111.00CO
1296 Bending Creek Drive	213 Overlook Circle, Suite A-4	
Antioch TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James S. Fairfax and Lisa J. Fairfax, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel A. Taylor and wife, Melissa J. Taylor, hereinafter called the Grantees, their successors 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. 111, on the Plan of Mill Run Subdivision, Phase 2, (Cluster Lot Development), of record in Instrument No. 20011009-0109754, as amended in Instrument No. 20020605-0067914, and further amended in Instrument No. 20020605-0067915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Fairfax and Lisa J. Fairfax, husband and wife by deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, dated July 30, 2002, recorded August 5, 2002, of record in Instrument No. 20020805-0093233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1296 Bending Creek Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/20/07 15:08 2 pgs
Fees:13.00 Taxes:647.13
20070320-0034007

WITNESS my hand this 15th day of March, 2007.

James S. Fairfax

Lisa J. Fairfax

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James S. Fairfax and Lisa J. Fairfax, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of March, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON