Box 29

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Andrew Fay
567 Erskine Drive
Pacific Palisades, CA 90272

MORTGAGEE
Wells Fargo Home Mortgage
1595 Spruce Street
Riverside, CA 92506

SEND TAX BILLS
new owner

MAP-PARCEL:
MAP 098-05-0
PARCEL 136.00

Davidson County DEEDWARR
Recvd: 03/23/07 13:14 2 pg
Fees:13.00 Taxes:543.90
20070323-0035325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carlos Lopez and wife, Raquel Lopez,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Fay and wife, Michelle Fay,** 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:

Being Lot No. 37 on the Plan of Hunters Point, as of record in Plat Book 5200, Page 736, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carlos Lopez and wife, Raquel Lopez by deed of record from Andrew Margrave and wife, Kimberly Ann Margrave, dated August 15, 2005 of record in Instrument No. 200508170097798, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3814, Page 592, Book 6207, Page 609; Book 6279, Page 741; Charter of record in Book 6256, Page 293; easements, covenants and conditions as shown on the plan of record in Plat Book 5200, Page 736, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5165 Hunters Point Lane Hermitage, TN 37076.**

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 our hands this 20 day of March, 2007.

Carlos Lopez

Raquel Lopez

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carlos Lopez and wife, Raquel Lopez, the bargainor(s) 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 and official seal this 30th day of March, 2007.

Anne Lois Barlotta
My Commission DD044831
Expires April 29, 2008

NOTARY PUBLIC

My Commission Expires: 4/29/08

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $147,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2007.

NOTARY PUBLIC

My Commission Expires: _____

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008