THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO)~~:
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14855

Davidson County DEEDWARR
Recvd: 03/30/07 13:26 2 pgs
Fees:13.00 Taxes:702.63
20070330-0038357

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Property Address:
421 Summit Ridge Place, Nashville, TN 37215 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daniel W. Banko and wife, Allison D. Banko**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto Mary Lenore Arsenault, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 421 on the Plan of Condominium Site of Four Seasons, a Condominium Development, as shown by Master Deed of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from C. Tucker Herndon, unmarried, and Tim Herndon, married, dated May 30, 2006, and recorded May 31, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200605310064097.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 13th day of October, 2006.

Daniel W. Banko {Seal}

Allison D. Banko {Seal}

• State of TENNESSEE
County of DAVIDSON

Daniel W.

On this the 13 day of October, 2006, before me, the undersigned officer, personally appeared Daniel W. Banko and wife, Allison D. Banko, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: MY COMMISSION EXPIRES MAY 22, 2010

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $189,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 13th of October, 2006.

Notary Public

My Commission expires: 3-20-10

Name of Owner and Property Address:
Mary Lenore Arsenault
421 Summit Ridge Place
Nashville TN 37215
Phone:

Person Or Entity Responsible For Payment Of Taxes:
New Owner

Phone:

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010

Tax Parcel ID#: 131-05-0-B-421.00CO