Davidson County DEEDWARR
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Fees:13.00 Taxes:702.63

20070403-0039523

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 $189,900.00

Affiant

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

Subscribed and sworn to before me, this 28th day of March, 2007.

Notary Public
My commission expires: 1/23/10

02-0702-45332

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin M. Digby 2849 Call Hill Drive Nashville TN 37211	Primary Residential Mortgage, 9695 Lebanon Road, Suite 140 Mount Juliet, TN 37122	172-15-0-A-004

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, Lisa A. Fenton, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin M. Digby and Erika G. Digby, husband and wife, 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. 4, on the Plan of Holt Woods, Section One, of record in Book 7900, Pages 878-879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle E. Fenton and wife, Lisa A. Fenton by deed from Claridge Builders, Inc., dated June 28, 1995, recorded July 3, 1995, of record in Book 9720, Page 26, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lisa A. Fenton by Quitclaim Deed from Kyle E. Fenton, dated December 3, 2004, recorded December 3, 2004, of record in Instrument No. 20041203-0144427, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 04D-1827, said Register's Office.

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 2849 Call Hill Drive, Nashville, TN 37211

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.

WITNESS my hand this 28th day of March, 2007.

Lisa A. Fenton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa A. Fenton, 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 28th day of March, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

