State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$229,900.00.**

Affiant

Subscribed and sworn before me this 3rd day of **April, 2007.**

Notary Public My Commission Expires: 11/22/09 11-22-09

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Davidson County DEEDWARR
Recvd: 04/05/07 10:38 2 pgs
Fees:13.00 Taxes:850.63
20070405-0040828

Address of New Owner(s)
Carl Zuromski
121 Claybrook Lane
Antioch, TN 37013

Improved Property known as:
121 Claybrook Lane
Antioch, TN 37013

SAME

Map 173-15-A, Parcel 7

Send tax bills to:
American Home Mortgage
538 Broadhollow Road
Melville, NY 11747

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,

JAMES E. DAYTON AND WIFE, MARY DAYTON

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CARL ZUROMSKI, A MARRIED PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Lot Number 7 on the Final Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Dayton, by Deed from Secretary of Housing and Urban Development, dated 09/10/2004 of record in Instrument No. 20040916-0111756, Register's Office for said County.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 11700, pages 27 and 28, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Instrument Number 11675, page 472, amended in Instrument Number 20002150015152; Instrument Number 200207010079016, and Instrument Number 200211210144876, Register's Office for said County.

Subject to Easement of record in Book 10448, page 188; Book 3933, page 359 and Book 10348, page 367, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **3rd day of April, 2007.**

James E. Dayton

Mary Dayton

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James E. Dayton and wife, Mary Dayton,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand and official seal this **3rd day** of **April, 2007.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee