BOX 10-A

NAME AND ADDRESS OF NEW OWNERS:
Tyson Brown and
Tracy C. Brown
709 Candy Apple Cove
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

PREPARED BY:
Master Title II, Inc.
745 S. Church Street
Suite 307, Belmont Park
Murfreesboro, TN 37130
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

(Map/Parcel: 182-12-O-A-45-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, ~~Steven~~ **F. Popovich, Jr. and wife, Brittany Popovich**, has bargained and sold and do hereby transfer and convey unto **Tyson Brown and wife, Tracy C. Brown**, their heirs and assigns, forever, that certain property located and situated in **DAVIDSON County, Tennessee**, and more particularly described as follows: * Stephen SP

LAND in Davidson County, Tennessee, being Lot No. 277, on the Plan of APPLE VALLEY, A PLANNED UNIT DEVELOPMENT, SECTION TWO, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Stephen F. Popovich Jr., and Wife, Brittany Popovich, by Warranty Deed from Michael Sullivan Builders, G.P a Tennessee General Partnership, dated March 3, 2005, and recorded March 4, 2005, as Instrument Number 20050304-0024418, of the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, Restrictions, and By-Laws, of Apple Valley, of record in Instrument No. 20020724-0088783; Instrument No. 20020724-0088784 and Instrument No. 20031208-0175884, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being improved property known as 709 Candy Apple Cove, Antioch, TN 37013.

Property is known as 709 Candy Apple Cove, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, their heirs and assigns, forever.

The undersigned covenants with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2007 real property taxes which will be prorated at closing.

The undersigned further covenants and binds their successors and assigns, to forever warrant and defend the title to said real estate unto the said grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 18th day of **April, 2007.**

SP ~~Steven~~ **F. Popovich, Jr.**
Stephen

Brittany Popovich

Davidson County DEEDWARR
Recvd: 04/20/07 12:04 2 pgs
Fees:13.00 Taxes:998.63

20070420-0047409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Stephen * Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Steve~~ **F. Popovich, Jr. and Brittany Popovich**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 18th day of **April, 2007.**

My Commission Expires:

My Commission Expires
November 22, 2009

ELIZABETH A. DUNKERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$269,900.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 18th day of **April, 2007.**

My Commission Expires:

My Commission Expires
November 22, 2009

ELIZABETH A. DUNKERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

20070040