Davidson County DEEDWARR
Recvd: 05/23/07 09:49 2 pgs
Fees:13.00 Taxes:518.00

20070523-0061418

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May 2007.

Notary Public
My commission expires: 9-26-09

TAMRA A. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Conard 314 Dupont Ave Madison, TN 37115	New owner	Map 043-090, Parcel 231.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris Florek**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Conard, a single man**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Block B, on the map of Woodlawn Estates of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris Florek by deed from Manufacturers and Traders Trust Co., of record in Instrument No. 20061026-0132874, Register's Office for Davidson County, Tennessee, dated September 18, 2006, and recorded October 26, 2006.

For prior deed see deed from Robert M. Wilson, Jr. as Successor-Trustee, to Manufacturers & Traders Trust Company, of record in Instrument No. 20020124-0009882, Register's Office for Davidson County, Tennessee, dated January 11, 2002, and recorded January 24, 2002. See also Final Decree confirming sale of record in Instrument No. 20041103-0132844, and Decree for Redemption of record in Instrument No.20060419-0045002.

This conveyance is made subject to the following: 1) Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office of Davidson County, Tennessee.

This property is improved property known as 314 Dupont Ave, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21st day of May 2007.

Chris Florek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris Florek**, the 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of May 2007.

Notary Public

My Commission expires: 11.22.2010

DANIELLE BRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: TN2007050430