Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Steven R. Fennell
Catherine E. Fennell
7328 Cavalier Road
Nashville, TN 37221

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 06/22/07 09:56 2 pgs
Fees:13.00 Taxes:703.00
20070622-0074631

MORTGAGEE:
HomeComings Financial Network
2101 Rexford, Suite 250W
Charlotte, NC 28211

MAP AND PARCEL:
MAP 142-03-0
PARCEL 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephan Russ and wife, Lisa Russ**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Fennell and wife, Catherine E. Fennell**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Cross Timbers, Section 2, as of record in Plat Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Stephan Russ and wife, Lisa Russ, by deed from Reed A. Richardson, unmarried, dated April 18, 2003, of record in Instrument No. 20030424-0054912, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee; Restrictions of record in Book 4064, page 909 and amended in Book 4318, page 651 and Book 5425, page 362; and all matters of record on plat in Book 3700, page 92, said Register's Office.

This is improved property known as 7328 Cavalier Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20th day of June, 2007.

Stephan Russ

Lisa Russ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Stephan Russ and Lisa Russ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of June, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of June, 2007.

NOTARY PUBLIC

My Commission Expires:

PAMELA B. MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE