RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

RECORD AND RETURN TO:
BOSCH TITLE, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2007.

NOTARY PUBLIC

My commission expires: 9-16-10

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 06/28/07 11:46 2 pgs
Fees:13.00 Taxes:422.91
20070628-0077235

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
WILLIAM C. BRITT 1307 Fuller Street Old Hickory, Tennessee 37138	~~Same as new owner~~xx HomeQ Servicing Corp PO Box 57621; Jacksonville,	MAP 053.02-0-024.00 FL 32241

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND THREE HUNDRED and NO/100 ($114,300.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MAGNOLIA PLANTATION, LLC,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM C. BRITT,** unmarried, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Parcel "A" (Parcel No. 24) on the Partition of Lot No. 295 of Section "C2", Village of Old Hickory as shown on subdivision plat of record in Instrument No. 20070614-0071264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Magnolia Plantation, LLC by Warranty Deed from Countrywide Home Loans, Inc., of record in Instrument No. 20060717-0085776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book:#1835, page:#29; to any and all restrictive covenants of record; to any and all easements of record, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1307 Fuller Street, Old Hickory, Tennessee 37138.

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

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 25th day of June, 2007.

MAGNOLIA PLANTATION, LLC

BY: Donna Hicks

TITLE: Member

STATE OF TN
COUNTY OF Davidson

On this the 25th day of June, 2007, before me, appeared Donna Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is ~~the~~ a member of Magnolia Plantation, LLC, and that said instrument was signed in behalf of said Limited Liability Company, and he/she acknowledged said instrument to be the free act and deed of the said Limited Liability Company.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRATER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN