This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

RETURN TO:
Advantage Title & Escrow
3736 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
13441

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $264,900.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2007

Notary Public

My Commission Expires: 2/22/2010

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Dena Botros 213 Scarlet Ridge Court Brentwood, TN 37027	First Magnus Financial Corp. 8 Cadillac Drive, Ste. 100 Brentwood, TN 37027	181 10 A 51

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Samuel Moncivaiz and wife, Tammy S. Moncivaiz,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Dena Botros, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of First Revision Final Plat, Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Pages 64 & 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Moncivaiz and wife, Tammy S. Moncivaiz by deed from Continental Development and Construction, Inc. by deed of record in Instrument No. 20011228-0144076, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 11700, Page 64 & 65, said Register's Office.
2. Covenants, conditions and restrictions of record in Instrument No. 20010912-0099443, said Register's Office.
3. Charter of Homeowner's Association of record in Instrument No. 20010912-0099442, said Register's Office.
4. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 213 Scarlet Ridge Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 06/28/07 14:52 2 pgs
Fees:13.00 Taxes:980.13
20070628-0077449

WITNESS my hand this 26th day of June, 2007.

Samuel Moncivaiz

Tammy S. Moncivaiz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Samuel Moncivaiz and Tammy S. Moncivaiz,** the within named bargainors, 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 at Brentwood, TN, this 26th day of June, 2007.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY