Space reserved for recording information:	STATE OF TN COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2007. (Affix Seal) Notary Public My Commission Expires: 04/19/2010
WARRANTY DEED Preparer's File #-07F0344	

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners: Scott Simmons and wife, Karin Simmons	Send Tax Bills To: Churchill Mortgage Corporation	Tax ID#: 172-3-B-35CO
656 Magnolia Lane	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARIA Y. DAL PRA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SCOTT SIMMONS AND WIFE, KARIN SIMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same poperty conveyed to Maria Y. Vansickle by deed from Deborah Lee Chaboudy, unmarried of record in Instrument No. 20050705-0076791, executed on 06-24-05, said Register's Office. Maria Y. Vansickle is now known as Maria Y. Dal Pra.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as **656 Magnolia Lane, Nashville, Tennessee 37211.**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 5th day of **July, 2007**:

Maria Y. Dal Pra
Maria Y. Dal Pra

Davidson County DEEDWARR
Recvd: 07/13/07 08:00 1 pgs
Fees:13.00 Taxes:873.20
20070713-0083372

STATE OF OHIO
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIA Y. DAL PRA, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal this 5 th day of July, 2007.

Darla R. Hostetler n/k/a Darla R. Shellhorn
Notary Public

My Commission Expires: May 2, 2009

DARLA R. HOSTETLER
Notary Public, State of Ohio
My Commission Expires May 2, 2009