WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

Melissa Pruett
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JULY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02271 ST BARTEK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Stephen Bartek and Donna S. Bartek, and Mary Teresa Bartek Rowland	same	181100A12400 CO
7060 Oak Brook Terrace		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN S. LAYTON, AND WIFE, TARA LAYTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEPHEN BARTEK, AND WIFE, DONNA S. BARTEK AND MARY TERESA BARTEK ROWLAND, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP*

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7060 Oak Brook Terrace, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 26th day of July, 2007.

Brian S. Layton

Tara Layton

Davidson County DEEDWARR
Recvd: 08/03/07 07:49 2 pgs
Fees:13.00 Taxes:1017.50
20070803-0092265

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, BRIAN S. LAYTON AND TARA LAYTON, 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 26th day of July, 2007.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

* **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the three shall acquire the entire fee

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 322, PHASE 3, AUTUMN OAKS Subdivision, as shown on plat of record in Plat Instrument No. 20031029-0159380, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Brian S. Layton, Married Man as recorded on the 16th day of November, 2005 in Instrument No. 20051116-0138465 and Warranty Deed from Autumn Oaks, LLC to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes as recorded on the 5th day of April, 2005 in Instrument No. 20050405-0037315, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Tara Layton joins in this conveyance to convey any martial interest she may have in subject property.