Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $261,250.00

Affiant

Subscribed and sworn to before me this 31st day of July 2007.

Notary Public
My commission expires:

My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 08/13/07 12:54 2 pgs
Fees:13.00 Taxes:966.63

20070813-0096557

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna Lacap	Bank of America, 133	142-03-0-094.00
406 Hicks Road	9000 SOUTHSIDE BLVD BLDG 700	
Nashville, TN 37221	JACKSONVILLE, FL. 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Macario M. Lacap and wife Remedios M. Lacap**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Donna Lacap**, an unmarried woman, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2, DMW SUBDIVISION, as shown on plat of record in Instrument No. 20011221-0141303, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Macario M. Lacap and Remedios M. Lacap by Deed from Kenneth D. Flatt, Unmarried, recorded on the 18th day of February, 1999 in Book 11344, Page 469, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DMW SUBDIVISION, as recorded in Instrument No. 20011221-0141303 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy):

The following deed(s) affecting said land were recorded within Twenty four (24) months of the effective date of this commitment: Deed recorded in Book 11344, Page 469

This property is improved property known as 406 Hicks Road, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of July 2007.

Macario M. Lacap

Remedios M. Lacap

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 **Macario M. Lacap and Remedios M. Lacap**, 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 31st day of July 2007.

DANIELLE GRIGSBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

FILE NO: TN2007070520