Davidson County DEEDWARR
Recvd: 08/16/07 13:58 2 pgs
Fees:13.00 Taxes:1665.00

20070816-0098089

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Vincent H. Santoro and Barbara Santoro, Grantors
TO: Michael W. & Rene M. Britt, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Michael W. & Rene M. Britt 5076 Marc Drive Nashville, TN 37211	Same as Owner	172.06-OA 027.00-CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $450,000.00.

Bonnie Brothers
Affiant

Subscribed and sworn to before me this the 10th day of August, 2007.

My commission expires: 1/23/10

NOTARY PUBLIC

ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Vincent H. Santoro and spouse, Barbara Santoro**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Michael W. Britt and wife, Rene M. Britt**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot no. 37 on the plan of Mountain View Section 1 Revised 1 of record in Book 9700, page 562 & 563, said Register's Office, to which plan reference is hereby made for a complete description.

BEING the same property conveyed to Vincent H. Santoro and spouse, Barbara Santoro by warranty deed from Roy Suhadolnik and spouse, Barbara Suhadolnik, of record in Instrument No. 20030113-0005271, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including the Plan, with Owner's

Certificate, of record in Plat Book 9700, Page 562, said Register's Office, which Plan shows a 25 foot minimum building setback line from Marc Drive, together with additional setback designations, and 10, 20 and 10 foot easements for public utility and drainage purposes along the broken westerly front line and rear line respectively and the Declaration of Covenants, Conditions and Restrictions of record in Book 10053, page 239, Book 10496, page 311, Book 10496, page 391, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5076 Marc Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 10th day of August, 2007.

"GRANTORS"

Vincent H. Santoro

Barbara Santoro

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Vincent H. Santoro and Barbara Santoro, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 10th day of August, 2007.

My commission expires: 5/24/08

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary Public