Davidson County DEEDWARR
Recvd: 08/22/07 11:58 2 pgs
Fees:13.00 Taxes:699.30

20070822-0100398

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me on this 8th day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 7-19-08

This Instrument Was Prepared By:
**CALVARY TITLE COMPANY**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew B. Barnes | SUNTRUST MORTGAGE, INC. | |
| (NAME) | (NAME) | |
| 4129 October Woods Drive | P.O. Box 57028 | Map and Parcel<br>183-05-0-A-112.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Irvine, CA 92619-7028 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mark A. Torsak and Lauri M. Torsak, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Matthew B. Barnes and wife, Kimberly R. Barnes, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot. No. 374 on teh Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Plat book 9700, Page 437-439, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Torsak and wife, Lauri M. Torsak, by Warranty Deed from Thomas M. Engels, III and wife, Natalie R. Engels or record in Instrument No. 20020201-0014593, Register's Office for Davidson County, Tennessee, recorded February 1, 2002.

This is improved property known as 4129 October Woods Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of August, 2007.

Mark A. Torsak

Lauri M. Torsak

STATE OF TENNESSEE
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the aforesaid County in the State of Tennessee, do hereby certify that Mark A. Torsak & Lauri M. Torsak personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of August, 2007.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.