WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julie A. Tanti	PHH Mortgage Corporation	Parcel ID:
390 East E Street	3000 Leadenhall Rd.	15004006200
Benicia, CA 94510	Mount Laurel, NJ 08054	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paul Carlton and wife, Debra K. Carlton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Julie A. Tanti, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 40-B, on the Plan of Zone Lot Division, Lots 38 thru 42, Chelsea of Priest Lake, Section One-A, of record in Plat Book 6250, Page 87, amending Plat Book 5200, Page 696, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul Carlton, unmarried, by deed from Joyce A. Epperson, unmarried, of record in Book 11234, Page 298, Register's Office for said County, dated November 20, 1998.

This conveyance is subject to Restrictive Covenants of record in Book 6298, Page 539, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 87, amending Plat Book 5200, Page 696, said Register's Office.

The said Debra K. Carlton joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3608 Victoria Station Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 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 genders.

Witness our hands this 28th day of August, 2007.

Paul Carlton

Debra K. Carlton

Davidson County DEEDWARR
Recvd: 08/30/07 09:45 2 pgs
Fees:13.00 Taxes:381.47

20070830-0104158

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Carlton and Debra K. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.