WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of August, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY AT 20030342

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard A. Romeo and Susan C. Romeo	GMAC Mortgage	181-01-0-B 134.00CO
7441 Tarmac Way	2600 Troy Center Drive, Suite 100	
Nashville, TN 37013	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Douglas Alan Fisher, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Richard A. Romeo and wife, Susan C. Romeo,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot 25, on the Plan of Phases One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, recorded in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Douglas Alan Fisher, a single person by Warranty Deed form Yazdian Construction, Inc., a Tennessee corporation dated February 3, 2006 and recorded February 10, 2006 in Instrument # 20060210-0016507, Register's Office for Davidson County, Tennessee. Further conveyed to Yazdian Construction, Inc. dated July 29, 2005 and recorded August 3, 2005 in Instrument # 20050803-0091388, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 7441 Tarmac Way, Nashville, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 27th day of August, 2007.

Douglas Alan Fisher

Davidson County DEEDWARR
Recvd: 08/31/07 10:04 1 pgs
Fees:13.00 Taxes:836.20

20070831-0104846

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Douglas Alan Fisher , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 27th day of August, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY