Davidson County DEEDWARR
Recvd: 08/31/07 10:48 2 pgs
Fees:13.00 Taxes:536.50
20070831-0104910

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00 .

Affiant

Subscribed and sworn to before me this 24th day of August, 2007.

Notary Public
My Commission Expires ~~04/22/09~~

07-1296

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Trail	Freedom Mortgage Corp	76-9
860 Stone Mill Lane	400 Interstate N. Pkwy	2.00
Hermitage, TN 37076	Atlanta GA 30339	

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 considerations, the receipt of which is hereby acknowledged, we **James C. Brokenicky, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Trail and Michelle Boudreau Trail, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 19 on the Plan of Stoner Mill, Section Two, of record in Book 6900, Page 904, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Brokenicky and wife, Marcia Anne Brokenicky by deed from James V. Napolitano of record in Book 10709, Page 581, said Register's Office. Subsequently, James C. Brokenicky and wife, Marcia Anne Brokenicky having conveyed their interest to James C. Brokenicky by deed of record in Instrument No. 20030512-0063525, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **860 Stone Mill Lane, Hermitage, TN 37076.**

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.

AUG-27-2007 15:55 STLTEMEIER WESTBROOK ATTY 615 297 4893 P.01

Witness our hands this 24th day of August, 2007.

James C. Brokenicky by Andrea C. Brewer attorney in fact

James C. Brokenicky

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 Andrea C. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James C. Brokenicky and that she is authorized by James C. Brokenicky to execute this instrument on his behalf.

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

Notary Public at ~~Large~~

My Commission Expires: 1/26/08

NOTARY PUBLIC AT LARGE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds