Return to: First Title and Escrow Company, Inc.
File Number 27090
Box 9B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Notary Seal present, but could not be reproduced. Bill Garrett Bill Garrett Davidson County Register of Deeds	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 434000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2007. Notary Public MY COMMISSION EXPIRES: MAR 24, 2009 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Ayotte	Wells Fargo Bank	MAP 104-06
3328 Acklen Avenue	Post Office Box 11701	PARCEL 121
Nashville, TN 37212	Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Karen M. Owen, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph M. Ayotte and wife, Rebecca J. Ayotte**

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:

Land in Davidson County, Tennessee, being the westerly part of Lot 97 and the easterly 20 feet to Lot 98, Bransford's West End Heights Subdivision, a plan of which is recorded in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being the easterly portion of the Resubdivision of Lots 97 and 98 of said subdivision, of record in Book 3500, page 85. Said property, according to said recorded plan of Resubdivision fronts 76.0 feet along a curve on the northerly side of Love Circle and extends back N 23 degrees 45' W 163.00 feet on the westerly line and N 13 degrees 50' E 150.00 feet on the easterly line to an alley, measuring a total of 40 feet thereon along a broken line, N 77 degrees W 20 feet along the rear of Lot 97 and N 67 degrees 26' W 20 feet along the rear of Lot 98.

Being the same property conveyed to Karen M. Owen, unmarried by deed from Broadway Properties, LP, a Tennessee Limited Partnership of record in Instrument No. 20040713-0083562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3328 Acklen Avenue, Nashville, TN 37212.**

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 my hand( ) this the 1st day of November, 2007.

Karen M. Owen

Davidson County DEEDWARR
Recvd: 11/08/07 13:39 2 pgs
Fees:13.00 Taxes:1605.80
20071108-0132031

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 **Karen M. Owen** the bargainor_-, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor`_, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of November, 2007.

My Commission expires May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of November, 2007.

My Commission expires _____

Notary Public