RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N15276

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15276

Davidson County DEEDWARR
Recvd: 11/20/07 14:27 2 pgs
Fees:13.00 Taxes:384.80
20071120-0136038

Property Address:
1903 Marcella Dr., Nashville, TN 37217 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John J. Czernoczky, unmarried, and Mares Mihaela, married**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Todd Appleby, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

TRACT 1:

Being Lot Number 193, on the Plan of Bel Air Subdivision Section 2, as shown by plat of record in Plat Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

TRACT 2:

Land in Davidson County, Tennessee, being Reserved Parcel "C" on the Plan of Bel Air, Section 2, of record in Book 2900, Pages 29-32, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Wesley J. Linton, dated June 15, 2007, and recorded June 19, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 20070619-0073261.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 9th day of November, 2007.

_____{Seal}
John J. Czernoczky

Mares Mihaela by John J. Czernoczky, her attorney in fact {Seal}
Mares Mihaela by John J. Czernoczky, AIF

State of TENNESSEE
County of DAVIDSON

On this the 9th day of November, 2007, before me, the undersigned officer, personally appeared John J. Czernoczky, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: _____

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of November, 2007, before me personally appeared John J. Czernoczky, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mihaela Mares, as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Mihaela Mares.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 9th day of November and 2007.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
NOTARY PUBLIC
My Commission Expires:

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $104,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 9th of November, 2007.

_____
Notary Public

My Commission expires: _____

Name of Owner and Property Address:
Todd Appleby
1903 Marcella Drive
Nashville, TN 37217

Person Or Entity Responsible For Payment Of Taxes:
Prajna Group, Inc. dba Liberty Mortage Funding
9300 Shelbyville Rd, #400
Louisville, KY 40222

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Tax Parcel ID#: 107-09-0 034.00