State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 185, 000.**

Affiant

Subscribed and sworn before me this the 21st day of **December, 2007**

Notary Public My Commission Expires: 7-5-2011

APRIL H. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 12/31/07 15:40 2 pg
Fees:13.00 Taxes:684.50

20071231-0149457

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Marilyn Smith **913 Amqui Court** **Madison, TN 37115**	**913 Amqui Court** **Madison, TN 37115**	New owner

Map 43-1 Parcel 245

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

Brian Russell Fazekas, unmarried and Jeremy William Brinkley, unmarried

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Marilyn Elizabeth Smith, unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 18 ON THE PLAN OF SHANNON PLACE SUBDIVISION, SECTION 1, OF RECORD IN BOOK 11190, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN RUSSELL FAZEKAS AND JEREMY WILLIAM BRINKLEY BY DEED FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND DEVELPMENT, OF WASHINGTON D.C., DATED APRIL 3, 2007, OF RECORD IN INSTRUMENT NO. 20070403-0039600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Subject any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 11190, Page 55, Register's Office for said County.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders

Executed this 21st day of December, 2007

Brian Russell Fazekas

Jeremy William Brinkley

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Brian Russell Fazekas and Jeremy William Brinkley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that they executed this instrument for the purpose therein contained.

Witness my hand and official seal this **21st Day** of **December, 2007.**

My Commission Expires:

7-5-2011

Notary Public

