39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/08 15:11 2 pgs
Fees:13.00 Taxes:697.45

20080117-0005626

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of January, 2008

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phoebe Denise Ross	Regions Bank dba Regions Mortgage	Parcel ID:
1132 Streamdale Point East	2050 Parkway Office Circle	173080A02300CO
Antioch, TN 37013	Birmingham, AL 35244	

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

Marco A. Scotella and wife, Jennifer L. Scotella fka Jennifer L. Ditmer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Phoebe Denise Ross

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:

BEING Lot No. 72, on the Plan of Deer Valley, Section 1, of record in Instrument 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Marco A. Scotella and Jennifer L. Ditmer, husband and wife, by deed from S & Y Construction Inc., a Tennessee corporation, of record in Instrument 20040603-0065436, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20021212-0153693, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20030205-0016206, said Register's Office.

The signature of Jennifer L. Scotella fka Jennifer L. Ditmer is signed by her duly appointed Attorney-in-Fact, Marco A. Scotella, pursuant to the Power of Attorney of record in Instrument 20080117-0005625, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1132 Streamdale Point East, Antioch, 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 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 our hands this 7th day of January, 2008.

Marco A. Scotella

Marco A. Scotella

Jennifer L. Scotella by Marco A. Scotella, Attorney in Fact

Jennifer L. Scotella fka Jennifer L. Ditmer
By: Marco A. Scotella, as Attorney-in-Fact

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 Marco A. Scotella 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 Nashville, Tennessee, this 7th day of January, 2008.

My Commission Expires: 3/7/11

Notary Public

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, Marco A. Scotella, 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 on behalf of Jennifer Scotella fka Jennifer L. Ditmer as her Attorney in Fact as the free act and deed of the within named Jennifer Scotella fka Jennifer L. Ditmer.

Witness my hand and official seal at Nashville, Tennessee the 7th day of January, 2008.

My Commission Expires: 3/7/11

Notary Public