WARRANTY DEED

Record & Return to:
First Title and Escrow Company, Inc.
File Box 9B FTEC #27321

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2008.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

KRISTINA M. REARDON NOTARY OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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:
Jeremy J. Brywczynaki	New Owners SunTrust Mortgage	Parcel ID:
1216 Lilac Drive	1001 Semmes Avenue	0075120E03700CO
Hermitage, TN 37076	Richmond, VA 23224	

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

Leticia A. Wright Dunn, f/k/a Leticia A. Wright, and husband, Mark T. Dunn

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeremy J. Brywczynaki, unmarried Cammi N. Maher, unmarried, joint tenants with right of survivorship
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. 16, on the Plan of Blossom Trace, First Revision, of record in Instrument 20010920-0101745, as corrected in Instrument 20011025-0116872, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leticia A. Wright by Warranty Deed dated December 8, 2003, from Blossom Trace, LLC, of record in Instrument 20031230-0183492, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees; and (2) all matters appearing on the plan of record in Instrument 20010920-0101745, and Instrument 20011025-0116872, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20010724-0078292.

Leticia A. Wright and Leticia A. Wright Dunn being one and the same person.

Mark T. Dunn joins in this conveyance to convey any and all marital rights he may have in and to said property.

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 1216 Lilac Drive, 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.

Witness my hand this 31st day of January, 2008.

Leticia A. Wright Dunn

Mark T. Dunn

Davidson County DEEDWARR
Recvd: 02/05/08 13:30 2 pgs
Fees:13.00 Taxes:1058.20

20080205-0012054

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 Leticia A. Wright Dunn and Mark T. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN