(1)

Davidson County DEEDWARR
Recvd: 02/25/08 14:18 3 pgs
Fees:18.00 Taxes:999.00

20080225-0018312

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
521888 535224
Tammy Schell

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Deborah S. Conway	(NAME) Wells Fargo Bank. N.A.	173-09-0-B-046
(STREET ADDRESS OR ROUTE NUMBER) 2109 Valencia Court	(STREET ADDRESS) P.O. Box 5137	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Des Moines. IA 50306-5137	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Martin T. Mitchell and Stacie D. Mitchell, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Deborah S. Conway, an unmarried woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 270,000.00

Affiant Coreen Newcomb

Subscribed and sworn to before me this the 20th day of February, 2008.

Notary Public Carol L. McArthur

My commission expires: July 5, 2008 (Affix Seal)

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

This is unimproved (), known as 2109 Valencia Court, Antioch, TN 37013

improved

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 2nd day of June, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martin T. Mitchell

Stacie D. Mitchell

STATE OF ~~[illegible]~~ Virginia
COUNTY OF ~~Danville~~ Henrico

Personally appeared before me, Martin T. Mitchell, a Notary Public in and for said County and State, Martin T. Mitchell, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2007.

Notary Public
My Commission Expires: 6/30/2010

(This area for official notarial seal)

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, Stacie D. Mitchell, a Notary Public in and for said County and State, Stacie D. Mitchell, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ 2nd day of June, 2007.

Notary Public
My Commission Expires: 6/30/2010

(This area for official notarial seal)

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Martin T. Mitchell, an unmarried person, by deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20050329-0033900, Register's Office for Davidson County, Tennessee.