RETURN TO:

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

N15394

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. N15394

Davidson County DEEDWARR
Recvd: 03/04/08 09:55 2 pgs
Fees:13.00 Taxes:510.23

20080304-0021412

Property Address:
5715 Briarwick Court, Hermitage, TN 37076 ---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, **Michael J. Sommesi, married** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Drew and wife, Joanna Marie Sommesi**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 76, on the Plan of Farmingham Woods, Phase II, Section 2, as shown by plat of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which plat 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 Grantor by virtue of a general warranty deed from Robert Massey and wife, Christine Massey, dated June 23, 2006, and recorded July 7, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 20060707-0081880.

Joanna Marie Sommesi joins in this deed to convey and marital rights, title and interest that she may have in the subject property.

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

GRANTOR does for Grantor and Grantor's 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 2008 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 [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 3 day of March, 2008.

_____{Seal}
Michael J. Sommesi

_____{Seal}
Joanna Marie Sommesi

State of TENNESSEE
County of DAVIDSON

On this the 3 day of March, 2008, before me, the undersigned officer, personally appeared Michael J. Sommesi and Joanna Marie Sommesi, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires
mber 22, 2010

_____
Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $137,900.00 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 3 of March, 2008.

_____
Notary Public

My Commission expires: 10-10-

KEVIN STEINKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name of Owner and Property Address:
Charles A. Drew
5715 Briarwick Court
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Bank, FSB
Branch#: 0000579
1520 Memorial Blvd, Suite 104
Murfreesboro, TN 37129

Tax Parcel ID#: 087-05-0-A 075.00 CO