When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/06/08 10:41 3 pgs
Fees:18.00 Taxes:658.23
20080306-0022571

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
542361 022130
Dianne Buss

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		064-15-0-A-045.0000
(NAME) James K. Emerton	(NAME) Magna Bank	
(STREET ADDRESS OR ROUTE NUMBER) 753 Sweetwater Cr.	(STREET ADDRESS) PO Box 17257	
(CITY) (STATE) (ZIP) Old Hickory, TN 37138	(CITY) (STATE) (ZIP) Memphis TN 38187	

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, Alan T. Koontz and Stefanie L. Koontz, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said James K Emerton and wife Deborah M. Emerton 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. 20030812-0115402 in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Sumner The actual consideration or value whichever is greater, for this transfer is $177,900.00

Affiant

Subscribed and sworn to before me this 28th day of February March, 2008

Notary Public Rachelle Caudill

My commission expires: 9/22/10

(Affix Seal)

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is unimproved ( ), known as 753 Sweetwater Circle, Old Hickory, TN 37138
improved (X)

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 _____ day of _____, _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alan T. Koontz

Stefanie L. Koontz

STATE OF
COUNTY OF

Personally appeared before me, Alan T. Koontz, a Notary Public in and for said County and State, Alan T. Koontz, the within named bargainor married (fill in marital status), 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, at office, this 18 day of October, 2007.

Notary Public
My Commission Expires:

(This area for official notarial seal)

NOTARY PUBLIC SEAL BIBB CO., GA.
GAIL A. MOORE
Notary Public
STATE OF GEORGIA
My Comm. Exp. 1/22/11

STATE OF
COUNTY OF

Personally appeared before me, Barbara Vorhees, a Notary Public in and for said County and State, Stefanie L. Koontz, the within named bargainor married (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 19 day of October, 2007.

Notary Public
My Commission Expires:

(This area for official notarial seal)

BARBARA JO VORHEES
MY COMMISSION EXPIRES
NOV. 7 2010
HOUSTON CO., GEORGIA
NOTARY PUBLIC

Exhibit "A"

Being Lot No. 21 on the Plan of Plantation Walk, Section Two, as shown by plat of record in Plat Book 7900, Page 858, amended by Surveyors Certificate of Correction in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.