Davidson County DEEDWARR
Recvd: 03/12/08 10:21 2 pgs
Fees:13.00 Taxes:582.75

20080312-0024863

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant

Subscribed and sworn to before me this 7th day of March, 2008.

Notary Public
My commission expires:

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES JUNE 17, 2012

06-0802-72976

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Fraioli	First National Bank of PA	149-15-O-A-358
2452 Edencrest Drive	3320 E. State Street	
Antioch TN 37013	Hermitage, PA 16148	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marty Penix and James Deatrick, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Fraioli, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Cambridge Forest, Phase Four, of record in Instrument Number 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Stallworth, a single person, by deed from Beazer Homes Corp., dated March 2, 2005, recorded April 13, 2005, in Instrument Number 20050413-0041272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marty Penix and James Deatrick, Jr. byTrustee's Deed from Billy Glass Co-Trustee, dated January 9, 2008, recorded January 24, 2008, of record in Instrument Number 20080124-0007581, Register's Office for Davidson County, Tennessee.

"The subject property is not and has never been the principle residence of the Grantors"

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2452 Edencrest Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of March, 2008.

Marty Penix — Owner Agent

Marty Penix

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marty Penix and James Deatrick, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7th day of March, 2008.

Kathleen Tomlinson

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires _____