THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0804040** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $222,500.00. Affiant Subscribed and sworn to before me this 30th day of April, 2008. Notary Public My commission expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Charla K. Todd Shawn G. Todd 7025 Bay Cove Trail Nashville, TN 37221	Mortgage Lenders of America, LLC 8400 W. 110th Street, Suite 500 Overland Park, KS 66210	MAP 141-11-OA PARCEL 070.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan E. Buzzell** and wife, **Joni M. Buzzell**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Charla K. Todd** and husband, **Shawn G. Todd**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Rolling River Estates IV, a Planned Unit Development of record in Plat Book 5200, Page 184-185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan E. Buzzell and Joni M. Janovec a.k.a. Joni M. Buzzell, husband and wife, by Warranty Deed from King Lamons and wife, Margaret D. Lamons, of record as Instrument No. 20030604-0076338, in the Register's Office for Davidson County, Tennessee, dated May 30, 2003.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 5200, pages 184-185, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, and Restrictions of record in Book 4788, page 950, amended in Book 4871, page 640, and Book 4892, Page 689 and Book 5463, page 238, Register's Office for Davidson County, Tennessee.
3. Charter for Home Owners' Association of record in Book 4892, page 671, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 4892, Page 269, and Book 5463, Page 238, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7025 Bay Cove Trail, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2008.

Davidson County DEEDWARR
Recvd: 05/02/08 14:59 2 pgs
Fees:13.00 Taxes:823.25

20080502-0045459

Jonathan E. Buzzell

Joni M. Buzzell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jonathan E. Buzell and Joni M. Buzell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 30th day of April, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 200