Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2008.

Notary Public
My commission expires: 04/21/11

STACY N. RING
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 12/02/08 09:01 2 pgs
Fees:13.00 Taxes:425.50

20081202-0116642

05-0809-64373

Address of New Owner:
Douglas W. Fontaine
250/252 Robinwood Avenue
Madison TN 37115

Send Tax Bills to:
New Owner

Tax Information
052-01-0-192.00

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, William M. Duta, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas W. Fontaine, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William M. Duta by Special Warranty Deed from Wells Fargo Bank, National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH2, a corporation organized under the Laws of the United States, dated February 23, 2007, recorded April 2, 2007, of record in Instrument No. 20070402-0039213, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

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 250/252 Robinwood Avenue, Madison, TN 37115

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 21st day of November, 2008.

William M. Duta

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 21st day of November, 2008.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010