Box 14A

Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0044

Davidson County DEEDWARR
Recvd: 03/04/09 14:02 2 pgs
Fees:13.00 Taxes:547.23
20090304-0019337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of March, 2009.

Notary Public

Commission Expiration: 10/17/09

JENNA WILLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

ADDRESS OF NEW OWNER:
Robert McKenzie and Lisa McKenzie
103 Brenton Ct.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067

MAP-PARCEL:
026 07 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Equity Trust Company Custodian FBO Brian K. Mullins IRA

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert McKenzie and wife, Lisa McKenzie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 185 on the plan of Windsor Green, Phase II, Section I, as of record in Book 6250, page 988 and 989, corrected in Book 7205, page 890, in the Davidson County Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra L. Swift from Keith C. Barger, single, by deed dated 07/01/1991 filed for record on 07/29/1991 in Book 8407, page 592, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equity Trust Company Custodian FBO Brian K. Mullins IRA from Sandra L. Swift, by deed dated 10/03/2008 and recorded on 10/06/2008 in Instrument Number 20081006-0101198 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 103 Brenton Ct. Goodlettsville, TN 37072

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

(20)

Witness my hand this ___ day of March, 2009.

Equity Trust Company Custodian FBO Brian K. Mullins IRA

Rita GRASSO

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Lorain

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Rita Grasso with whom I am personally acquainted, and who, ~~upon oath,~~ acknowledged himself/herself to be the Corp. Aff. Signer of Equity Trust Company, the within named bargainor, a corporation, and that he/she as such Corp. Aff. Signer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Corp. Aff. Signer.

Witness my hand and official seal at office this 3rd day of March, 2009.

Allison Woodward
Notary Public

Commission Expiration:
10-01-12

NOTARY PUBLIC STATE OF OHIO

ALLISON WOODWARD
Notary Public, State of Ohio
My Commission Expires
October 1, 2012