This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $128,000.00.

X Michael E. Oja
Affiant

Subscribed and sworn before me this the 31st day of March, 2009.

Vanessa E. Allen
Notary Public
My commission expires: 7-18-2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael E. Oja 1216 Curran Ct Antioch, TN 37013	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	150-09-0-A-126.0000

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve Michaels, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael E. Oja and Kacie M. Oja, husband and wife, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 280, on the plan of Forest View Park, Section VIII, as the same appears of record in Plat Book 6900, Page 633, also known as part of Lot Number 66 on the Plan of Forest View Park South as of record in Book 6900, Page 160, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description. Said Lot Number 280 fronts 42.90 feet on the Southeast margin of Curran Court and runs back 78.32 feet on the Northerly line and 80.14 feet on the Westerly line to a broken line in the rear which measures 153.77 feet thereon.

Being the same property conveyed to Steve Michaels by deed from J. Wayne Thomas, as Substitute Trustee, dated 08/03/07, of record in Instrument No. 20070803-0092909, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS ☑ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1216 Curran Ct, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 31st day of March, 2009.

Steve Michaels
Steve Michaels

BILL GARRETT, Davidson County
Trans: T20090021877 DEEDWARR
Recvd: 04/02/09 12:37 2 pgs
Fees: 13.00 Taxes: 473.60
20090402-0029792

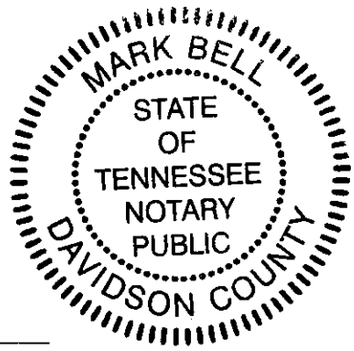
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve Michaels, 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 and official seal this 31st day of March, 2009.

My commission expires:

11/7/12



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public