Please Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09041599

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2009.

Notary Public
My Commission Expires: 1/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20090030457 DEEDWARR
Recvd: 05/07/09 14:00 2 pgs
Fees:13.00 Taxes:832.50
20090507-0042212

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter D. Fox and Patricia A. Fox 901 Kenwick Ct W Nashville TN 37221	New Owner	Tax Parcel ID No. 155-8C-171.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Thomas Falcone and Shelley Ferrara Falcone, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Walter D. Fox and Patricia A. Fox, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 171, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Page 339-347, amended in Plat Book 7900, Page 888 and 889 and Instrument No. 20010911-0098418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Erika D. Falcone to Michael Thomas Falcone as recorded on the 21st day of April, 2005 in Instrument No. 20050421-0044768 and Warranty Deed from Jay M. Jenkins and wife, Jacquie Jenkins to Michael T. Falcone and wife, Erika D. Falcone as recorded on the 2nd day of April, 2004 in Instrument No. 20040402-0037619, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 901 Kenwick Ct W Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2009.

Michael Thomas Falcone

Shelley Ferrara Falcone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Thomas Falcone and Shelley Ferra Falcone, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2009.

Kate Rosenthal
Notary Public

My Commission Expires: 11/2/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County