WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larnitwa Mattison Wallace	First Guaranty Mortgage Corp.	Parcel ID:
1628 London Gardens Court	8180 Greensboro Drive, #500	151100A19900CO
Antioch, TN 37013	McLean, VA 22102	

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

Pathricia Laurent and husband, Billy Laurent

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Larnitwa Mattison Wallace, unmarried

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:

BEING Lot No. 179, on the Plan of Phase 2, Villages of Long Hunter, of record in Instrument 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Pathricia Laurent and husband, Billy Laurent by deed from Cornerstone Investments, Inc. of record in Instrument 20061012-0126661, Register's Office for said County.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Instr. 20020515-0059732, (3) Restrictive Covenants and By-Laws of record in Instr. 200105310056382, (4) Charter of record in Instr. 200105310056383, and (5) Easements of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Instr. 2000009060088272; Instr. 200000906008271; and Instr. 200010300107415, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1628 London Gardens Court, 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 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.

Witness our hands this 16th day of June, 2009.

Pathricia Laurent

Billy Laurent

BILL GARRETT, Davidson County
Trans:T20090042448 DEEDWARR
Recvd: 06/25/09 09:02 2 pgs
Fees:13.00 Taxes:499.50

20090625-0059028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pathricia Laurent and Billy Laurent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2009.

My Commission Expires: 11.2210

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.