THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Chi Chi Di Shanni, Trustee 1400 Hadley Avenue Old Hickory, TN 37138	Lenox Financial Mortgage/ 16802 Aston Street Irvine, CA 92606	05303016400

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,

Russell L. Darnell and wife, Kelley Darnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chi Chi Di Shanni, Trustee of the Chi Chi DiShanni Trust, dated May 18, 2006

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 Number 5, on the Plan of Village of Old Hickory, Section "C", of record in Plat Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell L. Darnell and wife, Kelley Darnell by Deed, dated October 17, 2005 of record in Instrument No. 20051024-0128124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans: T20090065178 DEEDWARR
Recvd: 09/24/09 09:47 2 pgs
Fees: 13.00 Taxes: 495.43
20090924-0088783

This is improved property known as: 1400 Hadley Avenue Old Hickory, TN 37138

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 23rd day of September, 2009

Russell L. Darnell

Kelley Darnell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Russell L. Darnell and wife, Kelley Darnell

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 23rd day of September, 2009

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

My Commission expires: July 18, 2011

K. J. Losh
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of September, 2009

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

My Commission Expires: July 18, 2011

K. J. Losh
Notary Public