Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alicia A. DeRienzo and husband, Benjamin DeRienzo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David S. Waddell and wife, Julia Waddell and Johnny Lee Waddell and wife, Karen G. Waddell**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 19 on the plan of The Villas at Concord Place, Phase 1 of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective covenants, conditions and restrictions, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Alicia A. DeRienzo and husband, Benjamin DeRienzo dated June 27, 2006 of record as Instrument No. 20060630-0078674 and re-recorded in Instrument No. 20060712-0083853, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8306 Oak Knoll Drive, Brentwood TN, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of December, 2009.

Alicia A. DeRienzo

Benjamin DeRienzo

BILL GARRETT, Davidson County
Trans:T20090084380 DEEDWARR
Recvd: 12/15/09 09:35 2 pgs
Fees:13.00 Taxes:623.45

20091215-0114106

State of Tennessee)
County of Davidson)

On this 11th day of December, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alicia A. DeRienzo and Benjamin DeRienzo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 168,500.00.

Marie Bradford
Affiant

Sworn and subscribed before me on this the 11th day of December, 2009.

Notary Public

My Commission Expires: 11-22-10

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

NEW OWNER:
David Waddell
8306 Oak Knoll Drive
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
Regions Bank, d/b/a Regions Mortgage
810 Crescent Centre Dr., Suite 300
Franklin, TN 37067

TAX MAP-PARCEL #:
181-140A-019.00CO