WARRANTY DEED

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF DECEMBER, 2009.

Hillary Torrence
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-10-12

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03331 FRANGON CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Charles Frangos	~~same~~ Walker Jackson Mortgage Corp.	160150A07000CO
210 Hearthstone Manor Lane	4440 Brookfield Corporate Dr. Ste. 300	
Brentwood, TN 37027	Chantilly, VA 20151	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK LYNN, AN UNMARRIED PERSON

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

CHARLES FRANGOS, SOLE OWNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 210 Hearthstone Manor Lane, 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 17th day of December, 2009.

Mark Lynn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 17th day of December, 2009.

Notary Public

My Commission Expires: 7/3/12

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20090087094 DEEDWARR
Recvd: 12/29/09 11:15 2 pgs
Fees:13.00 Taxes:865.80
20091229-0117869

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 70, PLAN OF HEARTHSTONE MANOR, PHASE IV, a planned unit development, as shown on plat of record in Plat Book 6250, Page 990, 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 to Mark Lynn, an unmarried person, by Warranty Deed from Maryanne M. Mobley, an unmarried person, recorded February 6, 2007 in Instrument No. 20070206-0015796, in the Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HEARTHSTONE MANOR, PHASE IV, as recorded in Plat Book 6250, Page(s) 990 and Boundary Plats recorded in Plat Book 6200, Page 144 and Plat Book 6200, Page 642, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6424, Page 889, Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, Book 7053, Page 982, Book 7393, Page 749, Book 7398, Page 907, Book 7403, Page 563, Book 9945, Page 958 and Book 11404, Page 149 and Instrument No. 20060510-0054690 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 7403, Page 568 and Instrument No. 20080624-0064983.

f. Charter of Homeowners Association recorded in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494.

g. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 11651, Page 270.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.