THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2010. Notary Public MY COMMISSION EXPIRES: 3-4-13 (AFFIX SEAL)

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Fausch	First Tennessee Bank	MAP 128-16-B
448 Summit Oaks Drive	1 Mortgage Wat	PARCEL 31
Nashville, TN 37221	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Erik M. Bakich and wife, Katherine Bakich**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane Fausch**, an unmarried woman

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 31 on the plan of Summit Oaks, Phase Two, a Planned Unit Development, of record as instrument 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Erik M. Bakich and Katherine E. Toulomelis by deed recorded as instrument 20051209-0148450 and corrected by Scrivener's Affidavit of record as instrument 20080415-0038161, said Register's Office. Katherine E. Toulomelis is now known as Katherine Bakich.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **448 Summit Oaks Drive, Nashville, TN 37221.**

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 the 5th day of February, 2010.

Erik M. Bakich by Marsha Buscher, Attorney in Fact
Erik M. Bakich by Marsha Buscher, Attorney-in-Fact

Katherine Bakich by Marsha Buscher, attorney in Fact
Katherine Bakich by Marsha Buscher, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100007810 DEEDWARR
Recvd: 02/08/10 13:48 2 pgs
Fees:13.00 Taxes:1239.50
20100208-0009973

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 **Marsha Buscher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Erik M. Bakich and Katherine Bakich** as their Attorney in Fact, as the free act and deed of the within named **Katherine Bakich and Erik M. Bakich.**

Witness my hand and official seal this the 5th day of February, 2010.

My Commission expires 1-9-12

Notary Public

