WARRANTY DEED

ET-10-1633

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 04-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana P. Valladares	Bank of America, N.A.	
4751 Cascade Drive	(NAME) 2021 N. Gallatin Road; Ste 280	65-09 145
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEATHER B. FACH AND GARY KYLE FACH AND WIFE, MARGARET FACH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANA P. VALLADARES,*hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*a single person

Land in Davidson County, Tennessee, being Lot No. 314-A on the Plan of Sherwood Forest Subdivision, Section Four, of record in Book 4460, pages 182 and 183, amended in Book 5200, page 587, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heather B. Fach and Gary Kyle Fach and wife, Margaret Fach by deed from Claudia Rainbolt Schooley, married, of record in Instrument Number 20031119-0168857, Register's Office for Davidson County, Tennessee, dated November 14, 2003.

Subject to any and all easements, conditions, or restrictions of record.

unimproved ( )
This is improved (X) property, known as 4751 Cascade Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 19th day of February, 2010.

Heather B Fach by Margaret Fach as attorney in fact
Heather B. Fach by Margaret Fach, attorney in fact

Gary Kyle Fach

Margaret Fach

BILL GARRETT, Davidson County
Trans:T20100011142 DEEDWARR
Recvd: 02/25/10 10:07 2 pgs
Fees:13.00 Taxes:281.20
20100225-0014360

STATE OF Tennessee
COUNTY OF Wilson

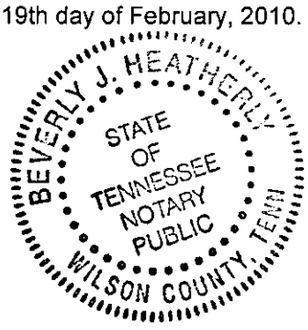
On this the 19th day of February, 2010, before me personally appeared Gary Kyle Fach and wife, Margaret Fach, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of February, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)



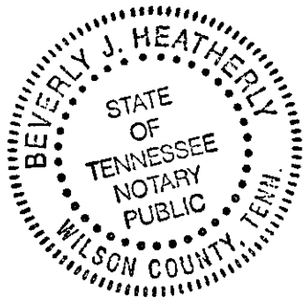
STATE OF Tennessee
COUNTY OF Wilson

On this the 19th day of February, 2010, before me personally appeared Margaret Fach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Heather B. Fach and who acknowledged she executed the same as the free act and deed of the said Heather B. Fach. Said POA of record in Book _____, page _____,*Register's Office of said County. *INST # 201225-0014359
Witness my hand and official seal, this the 19th day of February, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520