Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Teresse K. Elzie Vyron Elzie 4328 Cambridge Drive Antioch, TN 37013	Mortgage Lenders of America, LLC 8400 W. 110th St.,Ste.500 Overland Park, KS.66210	151-09- O-A-169.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $156,500.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

Subscribed and sworn to before me, this the 26th day of March, 2010.

Notary Public

My Commission Expires: 11-21-2010
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Helen Lyda, an unmarried woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Teresse K. Elzie and husband, Vyron Elzie ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 169 on the Plan of Phase 2, Section I, Long Hunter Chase, of record in 7900, Pages 763 and 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description .

Being the same property conveyed to Helen Lyda, by Warranty Deed from Radnor Homes Inc., dated May 14, 1998, of record in Book 10936, Page 522, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Helen Lyda, by Susan K. Inglese pursuant to a Power of Attorney executed by Helen Lyda on March 4, 2010, of record in Instrument Number 20100405-0025204, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **4328 Cambridge Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20100019582 DEEDWARR
Recvd: 04/05/10 14:43 3 pgs
Fees:18.00 Taxes:579.05

20100405-0025205

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **March, 2010.**

GRANTOR(S)

Helen Lyda By: Susan K. Inglese, Her Attorney-in-Fact

Helen Lyda
By: Susan K. Inglese, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Susan K. Inglese,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Helen Lyda,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **26th** day of **March, 2010.**

L. M.

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"
To
Warranty Deed

FROM: Helen Lyda, an unmarried woman

TO: Teresse K. Elzie and husband, Vyron Elzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the death of the principal.

Further the Affiant Saith not.

Susan K. Inglese
Susan K. Inglese, Affiant

Sworn to and subscribed before me this 26th day of March, 2010.

Notary Public

My Commission Expires: 7-26-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY