WARRANTY DEED

P-PFR-10-5103

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LAURA D. BERRY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin R. Biasini	Fifth Third Mortgage Company	
5103 Trousdale Drive	(NAME) 5050 Kingsley Drive	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Cincinnati, OH 45263	14616000700
(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 JAMES MAYES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEVIN R. BIASINI , UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of BRENTWOOD HALL, SECTION III, of record in Plat Book 2133, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to SARA ELIZABETH W. WILLIAMS by deed from JAMES EDWARD BALLENTINE AND WIFE, ANNE ELIZABETH BALLENTINE, by deed dated 08/26/1963 and filed for record 08/27/1963 of record in Book 3614 Page 633, Register's Office for said County. The said SARA ELIZABETH W. WILLIAMS, THE SAME PERSON ALSO KNOWN AS SARA E. W. WILLIAMS, (an unmarried woman) died testate on December 26, 2008 in Davidson County, Tennessee. The Last Will and Testament of SARA E.W. WILLIAMS was admitted to probate and is of record in the SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE on January 15, 2009 in Case No. 09P15, in the OFFICE OF RICHARD R. ROOKER, CLERK OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, MICHAEL M. BOYD duly qualified as Executor under said Will, the terms of which granted him the authority to sell and convey the property.Being the same property conveyed to JAMES MAYES by deed from MICHAEL M. BOYD, EXECUTOR OF THE LAST WILL AND TESTAMENT OF SARA E.W. WILLIAMS of record in Instrument 200906300060491 on 06/26/2009 and filed for record on 06/30/2009, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2133, page 14 and Book 2084, page 409, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5103 TROUSDALE DR, NASHVILLE, Tennessee 37220
(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 2nd day of April, 2010.

James Mayes

BILL GARRETT, Davidson County
Trans:T20100023948 DEEDWARR
Recvd: 04/22/10 11:24 2 pgs
Fees:13.00 Taxes:751.10

20100422-0030472

STATE OF Tennessee
COUNTY OF DAVIDSON

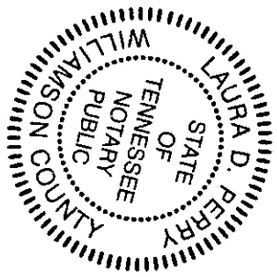
On this the 2nd day of April, 2010, before me personally appeared James Mayes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959