BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument was prepared by:

Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010040003

BILL GARRETT, Davidson County
Trans:T20100026774 DEEDWARR
Recvd: 05/05/10 13:21 2 pgs
Fees:13.00 Taxes:1080.40
20100505-0034060

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $292,000.00

Sworn to and subscribed before me this 30th day of April, 2010.

Tonya Cherry
Affiant

Christine L. Lind
Notary Public

Address of New Owner:
Mariano Sana & Kristin L. Balmer
1519 Douglas Avenue
Nashville, TN 37206

Send Tax Bills to:
F & M Bank
10 Cadillac Way, Ste.100
Brentwood, TN 37027

Map-Parcel Numbers:
072-14-236

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra Chamberlain, unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mariano Sana and wife, Kristin L. Balmer**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of DR E.T. Brown's Subdivision of Lots 21-26 in the town of Brownsville Plan of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 50 feet on the north side of Douglas Avenue and runs back at right angles thereto between parallel lines 170 feet.

Being the same property conveyed to Sandra Chamberlain by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record as Instrument No. 20090825-0079797, in the Register's Office for Davidson County, Tennessee, dated July 16, 2009.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **1519 Douglas Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 30th day of April, 2010.

Sandra Chamberlain

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Sandra Chamberlain, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2010.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

My Commission Expires: