Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $423,900.00

Affiant

Subscribed and sworn to before me, this 29th day of 2010.

Notary Public
My commission expires: 10-20-2013

JUDY MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20100048567 DEEDWARR
Recvd: 08/06/10 09:58 2 pgs
Fees: 13.00 Taxes: 1568.43
20100806-0061979

Address of New Owner:	Send Tax Bills to:	Tax Information
Philippe A. Francoz	Regions Mortgage	172-06-A-27.00C0
5076 Marc Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Britt and wife, Rene M. Britt,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Philippe A. Francoz and wife, Sylvie M. Francoz,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 37 on the Plan of Mountain View, Section 1, Revision 1, of record in Book 9700, pages 562 & 563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Britt and wife Rene M. Britt by deed from Vincent H. Santoro and spouse, Barbara Santoro of record in Instrument 200708160098089, Register's Office for Davidson County, Tennessee, dated August 10, 2007.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5076 Marc Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of July, 2010.

Michael W. Britt by Rene Britt attorney in fact

Michael W. Britt
by Rene M. Britt, attorney-in-fact

Rene M. Britt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rene M. Britt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Michael W. Britt** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Michael W. Britt.**

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of July, 2010.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6/9/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rene M. Britt,** the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 29th day of July, 2010.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2010071561