WARRANTY DEED

R-VRES-10-2725

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Susan Fennell
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2010.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-20-10

(AFFIX SEAL) MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Fennell	American Mortgage Service	
2725 Smith Springs Road	(NAME) 11503 Springfield Pike	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Cincinnati, OH 45246	136-9-A-5.00 CO
(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 JASON PARKER AND ERIN PARKER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN FENNELL AND JOSEPH W. FENNELL, WIFE AND HUSBAND, 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 UNIT 66A ON THE PLAN OF SPRINGVIEW TOWNHOMES, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6349, PAGE 428, SAID REGISTER'S OFFICE AND SHOWN AS EXHIBIT "A" TO THE MASTER DEED OF RECORD IN BOOK 6349, PAGE 463 AND BEING PART OF LOT NO. 66 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 20-A, OF RECORD IN PLAT BOOK 5200, PAGE 183, AMENDED IN BOOK 6359, PAGE 378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCES IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JASON PARKER AND ERIN PARKER, HUSBAND AND WIFE BY WARRANTY DEED FROM FRANCES H. JOHNSON, UNMARRIED, RECORDED ON THE 11TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071211-0142981, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 183; BOOK 6359, PAGE 378; BOOK 5460, PAGE 269; BOOK 5496, PAGE 697; BOOK 6349, PAGE 452; BOOK 10348, PAGE 612; BOOK 6428, PAGE 320; BOOK 6349, PAGE 428; JBOOK 6407, PAGE 869; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2725 Smith Springs Road, Nashville, Tennessee 37217
(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.

BILL GARRETT, Davidson County
Trans: T20100062162 DEEDWARR
Recvd: 10/01/10 14:26 2 pgs
Fees: 13.00 Taxes: 481.00
20101001-0078629

Witness my/our hand(s) this 30th day of September, 2010.

Jason Parker

Erin Parker

STATE OF Tennessee
COUNTY OF Davidson

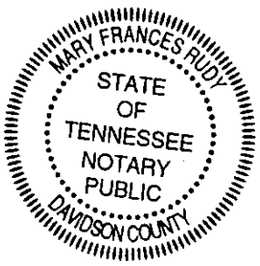
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Parker and Erin Parker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2010.

Notary Public

My Commission Expires: 5.20.14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903