Return to: JTC
#23105-3

BOX 14-A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20110019724 DEEDWARR
Recvd: 04/05/11 09:07 2 pgs
Fees:13.00 Taxes:969.40
20110405-0025956

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 1st day of April, 2011.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: ~~[illegible]~~ 10-21-12

04-1103-53972

Address of New Owner:	Send Tax Bills to:	Tax Information
John Stauffer 917 Marengo Lane Nashville TN 37204	Bank of America, N.A. P.O. Box 650070 Dallas, Texas 75265-0070	Map and Parcel 118-09-0172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Fay and wife, Amanda Morales Fay, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Stauffer, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Sutton Hill Section of Marengo Park, of record in Plat Book 974, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Fay and wife, Amanda Morales Fay by Deed from Heather S. McBee, Unmarried of record in Instrument Number 20071026-0126796, Register's Office for Davidson County, Tennessee.

Tract 2:
Beginning at the Southwest corner of Lot No 17 and the southeast corner of Lot No. 16 on the Plan of Marengo Park Subdivision, Sutton Hill Section, and running South to the Southern boundary of the Old Glendale Car Line right-of-way; thence, in a easterly direction and with the southern boundary of said right-of-way about 77 feet; thence, to the southeast corner of Lot 17 and the southwest corner of Lot No. 18 on said Plan; thence with the rear line of Lot 17 about 77 feet to the beginning.

Being the same property conveyed to Clarence M. Holt, by Deed from James E. Caldwell & Company, dated July 10, 1946, of record in Book 1469, page 296, Register's Office for Davidson County, Tennessee. Said interest was vested in Josephine H. Holt, Clarence M. Holt, Jr. and Joseph William Holt as the heirs of Clarence M. Holt, the said Clarence M. Holt having died January 21, 1976. Josephine H. Holt died June 25, 1988, leaving a Last Will and Testament, dated November 27, 1974, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Probate No. 91234. Pursuant to the provisions of said Will, the property was devised to Clarence M. Holt, Jr. and Joseph Holt the heirs at law and further conveyed to Michael P. Fay and wife, Amanda Morales Fay by quitclaim deed from Clarence M. Holt, Jr. and Joseph William Holt filed for record in Instrument Number 20110405-0025955 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 917 Marengo Lane, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 1st day of April, 2011.

Michael Fay

Amanda Morales Fay

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Fay and Amanda Morales Fay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 1st day of April, 2011.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

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