WARRANTY DEED	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00. Barbara Nicks Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2011 Donna C Pionk Notary Public MY COMMISSION EXPIRES: 1-9-2012 (AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aphtaen M. Denton, unmarried	Franklin American Mortgage Co.	09802002200
(NAME)	(NAME)	
5209 Lana Renee Court	501 Corporate Centre Dr. Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Trilena D. Zayndorski and husband, Thomas J. Zyndorski, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aphtaen M. Denton, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Resubdivision of Lots 42-56, Roxborough, as of record in Plat Book 5210, page 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Trilena D. Zyndorski and Thomas J. Zyndorski, Jr. wife and husband, by warranty deed of Ben Wilson, married and Cheyl Prouty, married, dated June 29, 2007, of record in Instrument No. 20070713-0083620, Register's Office of Davidson County, Tennessee.

Subject to: Restrictive covenants of record in Book 5302, page 669, Register's Office of Davidson County, Tennessee.
Subject to all matters appearing on the plat of record in Book 5210, page 76, said Register's Office.

This property, known as 5209 Lana Renee Court, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20110076241 DEEDWARR
Recvd: 12/02/11 13:49 2 pgs
Fees:13.00 Taxes:473.60
20111202-0094160

Witness my/our hand(s) this 30 DAY OF NOVEMBER, 2011.

Trilena D. Zyndorski

Thomas J. Zyndorski, Jr.

STATE OF MASSACHUSETTS
COUNTY OF HAMPDEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trilena D. Zyndorski, and Thomas J. Zyndorski, Jr., with whom I am personally acquainted (or provided 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 November, 2011.

Notary Public

My Commission Expires: 6/1/2012

(SEAL)