THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15464

Davidson County DEEDWARR
Recvd: 05/21/08 15:49 3 pgs
Fees:18.00 Taxes:514.30
20080521-0052381

Property Address:
519 Selsey Ct. S, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George Oliver Askew, Jr., and wife, Marquerita M Askew**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Brandon H Bivens,** a single man, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 10, on the Plan of Section One, Wembley Downs, as shown by plat of record in Instrument No. 20010405-0033337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Lanette B. Williams and husband, Terry Williams, dated April 2, 2001, and recorded April 5, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 20010405-0033337.

SEE ADDENDUM A

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 16th day of May, 2008.

George Oliver Askew Jr. {Seal}
George Oliver Askew, Jr.

Marquerita M. Askew {Seal}
Marquerita M Askew

State of TENNESSEE
County of DAVIDSON

On this the 16th day of May, 2008, before me, the undersigned officer, personally appeared George Oliver Askew, Jr. and Marquerita M Askew, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $139,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 16th of May, 2008.

Notary Public

My Commission expires: 5/14/2011

Mandy Alsup State of Tennessee Notary Public Wilson Co.

Name of Owner and Property Address:
Brandon H Bivens
519 Selsey Ct South
Hermitage TN 37076

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
~~Brandon H Bivens~~
First Community Mortgage, INC.
1610 S. Church St. STE A Murfreesboro TN 37130

Phone: _____

Tax Parcel ID#: 064-16-0-C 010.00 CO

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 12/30/2008

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