STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/09/08 13:43 2 pgs
Fees:13.00 Taxes:288.60
20081009-0102535

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Brenda Vick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2008.

Kimberly D Bradley
Notary Public
MY COMMISSION EXPIRES: 7/8/09
File No. 08-6311D

KIMBERLY D. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jill Marie Bilbrey, married (NAME)	H & H Financial Group, LLC d/b/a Life Mortgage (NAME)	34-14-2
305 Dinwiddie Drive (STREET ADDRESS	8922 Ruffian Lane (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Newburg, IN 47630 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sonya Staggs Rafn, B. Wayne Staggs, Tonia J. Hunter and Randy L. Staggs and Nora Snider**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jill Marie Bilbrey, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of STANLEY HEIGHTS, as shown by plat of record in Plat Book 3300, Page 74, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bobby E. Staggs and wife, Hazel J. Staggs from Ervin Delbert Brown and wife, Karen Raylene Brown, by deed dated May 24, 1996, in Book 10064, Page 675, in the Register's Office for Davidson County, Tennessee.

Bobby E. Staggs has since died, vesting sole ownership in Hazel J. Staggs as surviving tenant by the entirety. Hazel J. Staggs has since died on February 14, 2008 intestate, vesting ownership in Sonya Staggs Rafn, Nora Snider, B. Wayne Staggs, Tonia J. Hunter and Randy L. Staggs, as the heirs at law of the said Hazel J. Staggs.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of B. Wayne Staggs is signed by his/her duly appointed Attorney-in-fact Sonya Staggs Rafn, pursuant to the Power of Attorney recorded as Instrument No. 20081009-0102532, said Register's Office.
The signature of Tonia J. Hunter is signed by his/her duly appointed Attorney-in-Fact Sonya Staggs Rafn, pursuant to the Power of Attorney recorded as Instrument No. 20081009-0102531, said Register's Office.
The signature of Randy L. Staggs is signed by his/her duly appointed Attorney-in-Fact Sonya Staggs Rafn, pursuant to the Power of Attorney recorded as Instrument No. 20081009-0102534, said Register's Office.
The signature of Nora Snider is signed by his/her duly appointed Attorney-in-Fact Sonya Staggs Rafn, pursuant to the Power of Attorney recorded as Instrument No. 20081009-0102533, said Register's Office.

This is improved property, known as 305 Dinwiddie Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 22nd day of September, 2008.

Sonya Staggs Rafn — September 22, 2008 Date

B. Wayne Staggs, By: Sonya Staggs Rafn, Attorney in Fact — September 22, 2008 Date

Tonia J. Hunter, By: Sonya Staggs Rafn, Attorney in Fact — September 22, 2008 Date

Randy L. Staggs, By: Sonya Staggs Rafn, Attorney in Fact — September 22, 2008 Date

Nora Snider, By: Sonya Staggs Rafn, Attorney in Fact — September 22, 2008 Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sonya Staggs Rafn , the bargainor(s), 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 22nd day of September, 2008.

My Commission Expires: 10/05/10

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sonya Staggs Rafn, Attorney in Fact, for B. Wayne Staggs, Nora Snider, Randy L. Staggs, Tonia J. Staggs, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of September, 2008.

My Commission Expires: 10/05/10

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066