File No. 290101267

WARRANTY DEED

W.G. Weaver
Title & Escrow
The Carothers Building
8114 Highland Way
Suite 200
Brentwood, TN 37027

Please return to

B-1892

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2009.

Cheryl M. Rodgers
Notary Public

MY COMMISSION EXPIRES: 1-24-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary B. Stenberg	Franklin American Mort Co.	Map 30, Parcel 48.00
(NAME) 5043 Seymore Hollow Rd.	(NAME) 501 Corporate Centre Drive	Ste 400
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **EDNA M. BURGESS, INDIVIDUALLY AND AS TRUSTEE OF THE EDNA M. BURGESS SEPARATE PROPERTY TRUST DATED 2/23/99 AND EVELYN C. WEBB**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **GARY B. STENBERG AND WIFE, JOYCE A. STENBERG**, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5043 Seymour Hollow Road, Whites Creek, TN 37189
(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.

Witness my/our hands this 19th day of February, 2009.

Edna M. Burgess by Evelyn C Webb as attorney in Fact
Edna M. Burgess, Trustee of the Edna M. Burgess Separate Property Trust dated 2/23/99, by Evelyn C. Webb as Attorney in Fact, by virtue of Power of Attorney of record as Instrument No. 20090319-0024784, Register's Office of Davidson County, Tennessee.

Evelyn C Webb
Evelyn C. Webb

BILL GARRETT, Davidson County
Trans: T20090018463 DEEDWARR
Recvd: 03/19/09 14:06 3 pgs
Fees: 18.00 Taxes: 610.50

20090319-0024785

Edna M. Burgess by Evelyn C Webb attorney in Fact
Edna M. Burgess, by Evelyn C. Webb as Attorney-in Fact by virtue of Power of Attorney of record as Instrument No. 20090319-0024784, Register's office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Evelyn C. Webb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of February, 2009.

Commission expires: 1/11/11

Brenda Huntsman
Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me personally appeared Evelyn C. Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edna M. Burgess, individually and as Trustee of the Edna M. Burgess Separate Property Trust dated 2/23/99, and who acknowledged that she executed the same as the free act and deed of the said Edna M. Burgess by virtue of that Power of Attorney, duly executed by the said Edna M. Burgess and appearing of record in Instrument No 20090319-0024784 of Register's Office of Davidson County, Tennessee.

Brenda Huntsman
Notary Public
My Commission Expires: 1/11/11

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290101267

~~**RETURN TO:**~~
~~Stewart Title of Tennessee, Inc.~~
~~100 Bluegrass Commons Blvd., Suite 2180~~
~~Hendersonville, TN 37075~~

Return To: W. G. Weaver Title & Escrow
5214 Maryland Way Ste. 208
Brentwood, TN 37027

EXHIBIT A

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described in deed from J.D. Seymore and wife, Cora Seymore, to M.L. Gunn and wife, Alice Gunn, of record in Book 361, Page 115, Register's Office for said county, as follows: Beginning at a rock pile, the Southwest corner of a 50 acre tract; thence North 2 degrees East 66-2/3 poles to dogwood; thence South 88 degrees East 120 poles to beech; thence South 86 degrees East 151 poles to Whites Creek Pike; thence along said Pike, South 34 degrees East 20.4 poles; thence South 28 1/2 degrees East 4 poles; thence South 18 1/2 degrees East 9 poles; thence South 14 1/2 degrees East 28 poles; thence leaving said pike, South 73 1/2 degrees West 20.2 poles to sycamore; thence South 80 1/2 degrees West 63.28 poles to a stake on the margin of a ditch and with same, North 7 1/4 degrees West 6.64 poles; thence South 86 degrees West 31.12 poles to stake; thence North 80 1/2 degrees West 26.88 poles to a stake; thence South 81 1/4 degrees West 24.56 poles to a stake; thence South 74 degrees West 28.6 poles to a stump on a ridge; thence North 88 degrees West 120 poles to a stake in original West boundary and with same, North 1 1/2 degrees East 16.8 poles to the beginning, containing 138.2 acres, more or less.

Including but excluding therefrom that part out of the Northeast corner conveyed to A.T. Russell and wife, Annie Russell, by deed from Andrew Calvin and wife, of record in Book 1165, Page 227, Register's Office for said county, described as follows:

BEGINNING at a twelve inch oak on the East side of Ridge Road in what was formerly the South line of Andy Calvin's 37 acres tract; thence with said road, South 37 degrees 30' East 90 feet; thence South 48 degrees East 75 feet; thence South 27 degrees 30' East 100 feet; thence South 28 degrees 30' East 200 feet to a stake; thence South 86 degrees 30' East 490 feet to an elm in fence; thence with said fence South 12 degrees 30' East 212 feet, more or less, to a point where line running in a Northeasterly and Southwesterly direction would be a continuation of the old fence line now constituting the Southerly boundary line of what is known as the vegetable garden on the premises herein conveyed, said old fence line is now evidenced by a few posts South of and along side and only a few feet removed from two apple trees; thence from said point in the said fence in a Northeasterly direction to a point in the center of Whites Creek Pike, which point is approximately 662 1/2 feet Northwest of the Southerly margin of a lane if extended; thence with the center of said Pike North 28 degrees 30' West 359 1/2 feet to the Southeast corner of said 37 acre tract; thence with a fence and the Southerly boundary line of said 37 acre tract, North 85 degrees 30' West 1175 feet to the beginning.

BEING part of the same property conveyed to Vera Frances Webb by Warranty Deed dated July 17, 1971, from Luella Shaw Dickerson, a widow, of record in Book 4804, Page 569, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas Edward Webb and Edna Mai Burgess by Warranty Deed dated December 18, 1992, from Vera Frances Webb, a widow, of record in Book 8848, Page 867, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Edna M. Burgess, Trustee of Edna M. Burgess Separate Property Trust dated February 23, 1999, from Edna M. Burgess, or record in Book 11387, Page 364, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Vera Francis Webb by Quitclaim Deed dated January 16, 2001, from Thomas Edward Webb, of record by Instrument No. 20010725-0078886, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Vera Francis Webb by Quitclaim Deed dated July 3, 2002, from Vera Francis Webb, of record by Instrument No. 20020726-0090111, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) Easement as shown of record in Book 6309, Page 7, Register's Office for Davidson County, Tennessee.