BILL GARRETT, Davidson County
Trans:T20090029986 DEEDWARR
Recvd: 05/06/09 09:51 1 pgs
Fees:13.00 Taxes:466.20
20090506-0041494

WARRANTY DEED

AT-20090082

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of April, 2009.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adrian R. Davis	Freedom Mortgage Corporation	163.04-0A-215.00CO
3001 Hamilton Church Road #215	400 Interstate N Parkway, Suite 580	
Antioch, TN 37013	Atlanta, GA 30339	

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 consideration, the receipt of which is hereby acknowledged, I/we, **James Deatrick, Jr. and Marty L. Penix**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Adrian R. Davis**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

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

Being Unit No. 215, Hamilton Crossing Townhomes, a Planned Unit Development, of record in Instrument #20040212-0016945, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Deatrick, Jr, and Marty L, Penix from Shapiro & Kirsch, LLP, as substitute trustee by Substitute Trustees Deed dated October 22, 2008 and recorded October 24, 2008 in Instrument #20081024-0106772 and further conveyed on December 29,2004 in Instrument #20050105-0001619, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3001 Hamilton Church Road #215, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 20th day of April, 2009

James Deatrick, Jr.

Marty L. Penix Owner Agent

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named James Deatrick, Jr. and Marty L. Penix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 20th day of April, 2009.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY