STATE OF TENNESSEE }
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Linda Harrington
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF May, 2009.

NOTARY PUBLIC

My Commission expires: 10/20/10

LEWIS BONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09050015

Bonnie Annelle Staggs

Address of New Owner	Send Tax Bills To:	Tax Information:
Keith Youngster 213 Hidden Lake Road Hendersonville, TN 37075	Same	052 08 0 172

BILL GARRETT, Davidson County
Trans:T20090033613 DEEDWARR
Recvd: 05/21/09 10:53 2 pgs
Fees:13.00 Taxes:162.80
20090521-0046819

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Linda Harrington, Administratrix of the Estate of Bonnie Annelle Staggs,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Keith Youngster,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 19-B, as shown on the map entitled Meadow Bend, Section 2, a Zone Lot Division of Lot 19, of record as Plat Book 6250, page 278 and amended in Plat Book 6250, page 707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward E. Staggs and Bonnie A. Staggs, Husband and Wife, by Tennessee Special Warranty Deed from Federal Deposit Insurance Corporation of record in Book 10028, page 821, Register's Office for Davidson County, Tennessee. Further being the same property vesting in Bonnie A. Staggs upon the death of her husband, Edward E. Staggs (DOD 04/26/2002), by reason of their tenancy by the entirety. The said Bonnie A. Staggs having expired 12/20/2008 intestate (Case No: 09P-46, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), the estate being insolvent, by Order of the Court dated May 15, 2009, Linda Harrington, Administratrix being vested with the authority to convey said property.

This is improved property generally located:
1524 Meadown Bend Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Meadow Bend, Section 2, a Zone Lot Division of Lot 19, of record as Plat Book 6250, page 278 and amended in Plat Book 6250, page 707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
3. Restrictive covenants recorded in Book 6180, page 250, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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, his heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **Linda Harrington, Administratrix,** has caused this instrument to be executed, this the 19 day of MAY, 2009.

/s/ Linda Harrington Administratrix

Linda Harrington, Administratrix

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Linda Harrington, Administratrix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that it executed the within instrument for the purposes therein contained.

This the 19 day of MAY, 2009.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BROMER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY