THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28793-05-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me this 19th day of June, 2009. Notary Public My Commission Expires: 8-21-12.

DAWN N. KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher Mahaffey, Samantha Hobbs 4907 Timberdale Drive Nashville, TN 37211	First State Bank 480 Oil Well Road, 2nd Floor Jackson, TN 38305	Map and Parcel No.: 14705021800

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 of which is hereby acknowledged, **Choyer W. Lumpp, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Mahaffey, unmarried and Samantha Hobbs, unmarried as tenants in common with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4907 Timberdale Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of June, 2009.

Choyer W. Lumpp

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Choyer W. Lumpp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20090040778 DEEDWARR
Recvd: 06/18/09 13:12 2 pgs
Fees:13.00 Taxes:999.00

20090618-0056856

Record & Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Two, Caldwell Country Estates, as of record in Plat Book 2663, page 128, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Choyer W. Lumpp by deed dated 08/04/05 from Kay Ellen Kinnard Steele, a married woman of record in Instrument No. 20050812-0095873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2663, page 128, Register's Office for Davidson County, Tennessee.

* Said Lot No. 74 fronts 90 feet on the westerly margin of Timberdale Drive and extends back 318.6 feet on the northerly line and 311 feet on the southerly line to a broken line in the rear, measuring 94 feet thereon.