THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2009 Notary Public MY COMMISSION EXPIRES: 5/6/2013 (AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audra A. Norfleet	Franklin American Mortgage Company	MAP 150-04
3109 Windsor Green Drive	501 Corporate Centre Drive; Suite	PARCEL 28
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **The Estate of Earlin S. Todd**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audra A. Norfleet**

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. 527 on the PLan of Kensington of Priest Lake, Section 1-B, of record in Plat Book 6250, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Earlin S. Todd and wife, Roma O. Todd by deed from Harry L. Shumate and wife, Helen F. Shumate and Patricia D. Bolton of record in Book 10135, page 804, Register's Office for Davidson County, Tennessee. Said Roma O. Todd has since died predeceasing Earlin S. Todd. Earlin S. Todd has since died. By Probate Docket #08P1282, Davidson County, Tennessee property is vested in Eva Rhea Todd, Patsy Anita Todd, Rebecca Denise Todd and Deborah Sue Todd, beneficiaries under the Will of Earlin S. Todd. By Agreed Order in the Estate, all beneficiaries have agreed that the property be sold at auction by the Executrix, Deborah S. Todd.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **3109 Windsor Green Drive, 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 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. 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 hand( ) this the 13th day of July, 2009.

Deborah Todd Executrix

Deborah S. Todd, Executrix of the Estate of Earlin S. Todd

BILL GARRETT, Davidson County
Trans:T20090047997 DEEDWARR
Recvd: 07/16/09 11:20 2 pgs
Fees:13.00 Taxes:629.00

20090716-0066710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Deborah S. Todd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Executrix of the Earlin S. Todd Estate**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13th day of July, 2009.

My Commission expires May 6, 2013

Notary Public

