STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2009.

Notary Public
MY COMMISSION EXPIRES: 10/23/2012
File No. G9-8410D

BILL GARRETT, Davidson County
Trans: T20090055287 DEEDWARR
Recvd: 08/13/09 10:26 2 pgs
Fees: 13.00 Taxes: 172.05
20090813-0076212

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jannie Higgins (NAME)	Jannie Higgins (NAME)	43-16-116
1229 Bubbling Well Road (STREET ADDRESS	1229 Bubbling Well Road (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Christopher Jerome Fojtik, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jannie Higgins, an unmarried woman,** 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. 64 on the plan of KINSGWAY GREEN SUBDIVISION, as shown by plat of record in Plat Book 3842, Page 227, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in this conveyance is a 1991 Oakwood CUS HS Model # 864-000
VIN: H0NC16028CK3123941AB.
Affidavit of Affixation recorded as instrument No. 200704160045485, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Christopher Jerome Fojtik from Federal Home Loan Mortgage Corp., by Special Warranty Deed dated July 25, 2007, as Instrument No. 200708100095956, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1229 Bubbling Well Road, Madison, TN 37115.

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. Whenever 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 5th day of August, 2009.

Christopher Jerome Fojtik

August 05, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Christopher Jerome Fojtik, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of August, 2009.

My Commission Expires: 6/23/2012

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066