# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090065631 DEEDWARR
Recvd: 09/25/09 15:01 2 pgs
Fees:13.00 Taxes:407.00
20090925-0089465

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

April Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| APRIL SMITH | FIRST COMMUNITY MORTGAGE, INC. | MAP 63-04 PARCEL 16 |
| (NAME) | (NAME) | |
| 109 CLIFTON COURT | 1610 S. CHURCH STREET, SUITE A | |
| (ADDRESS) | (ADDRESS) | |
| OLD HICKORY, TN 37138 | MURFREESBORO, TN 37130 | |
| (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, **HEIR AT LAW OF DANIEL R. STAFFORD, DECEASED, BEING RUTH STAFFORD**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL SMITH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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. 18, Clifton Place Lakewood, formerly Dupontonia, Tennessee, of record in Book 2854, page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel R. Stafford, unmarried, by deed dated 5/16/08 of record in Instrument No. 20080520-0051789, Register's Office for Davidson County, Tennessee; the said Daniel R. Stafford having since died, unmarried, and intestate on February 9, 2009, the property vests in his sole heir at law his mother, Ruth Stafford.
Probate No. 09P718, 7th Circuit Court for Davidson County, Tennessee.
This is not the principal residence of the grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 109 CLIFTON COURT, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24TH day of September, 2009.

Ruth Stafford
RUTH STAFFORD

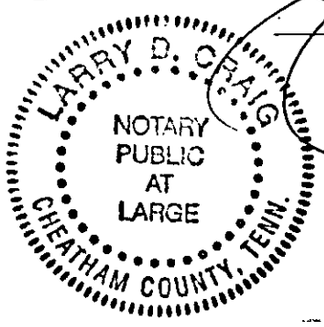
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, RUTH STAFFORD the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/24/2009.

Commission expires: 12-21-2011




Notary Public