STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 10/02/09 09:09	3 pgs
Fees:18.00 Taxes:740.00	
20091002-0091478	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2009.

Notary Public
MY COMMISSION EXPIRES: MAR 10 2012
File No. G9-8624D

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Blaise Y. Ketsri and Gladys A. Ketsri, husband and wife (NAME)	SECURITY ATLANTIC MORTGAGE CO., INC. (NAME)	34-1-10
605 Alta Loma Road (STREET ADDRESS)	499 THORNALL ST., 2ND FLOOR (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	EDISON, NJ 08837 (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, **Betty S. Childress, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blaise Y. Ketsri and Gladys A. Ketsri, husband and wife**, 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. 39 on the plan of GATEWOOD, SECTION 1, as shown by plat of record in Book 3300, Page 47-52, in the Register's Office for Davidson County, Tennessee, according to a survey made by John B. Kohl, III, dated October 10, 1986, as follows:

Beginning at a point in the westerly margin of C.J. Morgan's boundary line, said point being located 15 feet from the southerly margin of the original right of way of Alta Loma Road; thence, southwardly 119.0 feet to a point; thence, westwardly 188.9 feet to a point; thence, northwardly 115.0 feet to a point at the southwesterly corner conveyed to the State of Tennessee of record in Book 4193, page 91, said Register's Office of Davidson County, Tennessee; thence, eastwardly 77 feet to a point; thence, northwardly 10 feet to a point; thence eastwardly 108 feet to the point of beginning.

BEING the same property conveyed to Betty S. Childress and Ronald B. Childress, husband and wife from Neal W. Jenkins and wife, Jacqueline F. Jenkins, by Deed dated December 10, 1986, in Book 7067, Page 299, in the Register's Office for Davidson County, Tennessee.

Ronald B. Childress has since died, vesting sole ownership in Betty S. Childress as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current taxes 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 605 Alta Loma Road, Goodlettsville, TN 37072.

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 30th day of September, 2009.

Betty S. Childress

Betty S. Childress

September 30, 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 Betty S. Childress, 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 30th day of September, 2009.

My Commission Expires: 12-23-2012

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2009.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE