This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090067615 DEEDWARR
Recvd: 10/05/09 09:54 2 pgs
Fees:13.00 Taxes:525.40
20091005-0092162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

The actual consideration or value, whichever is greater is $142,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2009.

7-29-13

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth Paige Barnett 2408 Chapman Dr Nashville, TN 37205	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	083-11-0-152.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN F. STUMBAUGH AND MAUREEN A. STUMBAUGH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELIZABETH PAIGE BARNETT, AN UNMARRIED WOMAN AND JOHN MICHAEL BURCH, AN UNMARRIED MAN, as tenants with the rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Eastland Acres, Section 2, as of record in Book 2331, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Stumbaugh and Maureen A. Stumbaugh, husband and wife, by deed from Amy Underwood Swinea, in her capacity as Executor of the Estate of Bentley Herron, of record in Instrument No. 20050503-0049418, re-recorded in 20050711-0080025, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2408 Chapman Dr, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of September, 2009.

John F. Stumbaugh his-attorney-in-fact

Maureen A. Stumbaugh her-attorney-in-fact

John F. Stumbaugh

Maureen A. Stumbaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John F. Stumbaugh and Maureen A. Stumbaugh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged 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:

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of September, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John F. Stumbaugh, by his Power of Attorney dated September 30, 2009, and who acknowledged that he executed the same as the free act and deed of John F. Stumbaugh.

Witness my hand and official seal this 30th day of September, 2009.

My Commission Expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of September, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maureen A. Stumbaugh, by her Power of Attorney dated September 30, 2009, and who acknowledged that he executed the same as the free act and deed of Maureen A. Stumbaugh

Witness my hand and official seal this 30th day of September, 2009

My Commission Expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY