WARRANTY DEED

AT-20090172

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of October, 2009.

Notary Public

(Affix Seal)

My Commission Expires: 1-9-2012

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Candace D. Helton	Franklin American Mortgage Company	064.16-OD-031.00 CO
1804 Brookmeadow Lane	501 Corporate Centre Drive	
Hermitage, TN 37076	Suite 400 Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Allen Chumley and wife, Stephanie D. Chumley**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Candace D. Helton, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 242 on the Plan of Section One, Truxton Park, as of record in Instrument #20001026-0106272, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to David Allen Chumley and wife, Stephanie D. Chumley from William Patrick Cummings and wife, Amy McAbee-Cummings by Warranty Deed dated June 12, 2003 and recorded June 16, 2003 in Instrument #20030616-0082344, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1804 Brookmeadow Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15th day of October, 2009

David Allen Chumley

Stephanie D. Chumley

BILL GARRETT, Davidson County
Trans:T20090071127 DEEDWARR
Recvd: 10/19/09 15:30 1 pgs
Fees:13.00 Taxes:634.55
20091019-0096684

STATE OF Tennessee

COUNTY OF Davidson

Angie McClanahan

Personally appeared before me, ~~April G. Nichols~~, a Notary Public in and for said County and State, the within named David Allen Chumley and Stephanie D. Chumley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of October, 2009.

Notary Public

My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN