03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $82,500.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2009.

Notary Public
My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

02-0910-46716

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa M. Padgett	REGIONS BANK DBA REGIONS MTG.	120-02-0 157.00
1316 Mercury Drive	2050 PARKWAY OFFICE CIRCLE	
Nashville TN 37217	BIRMINGHAM, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna L. Thurman, unmarried, and Joann Thurman Hellman, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lisa M. Padgett, _____, hereinafter called the Grantees, their successors 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 97, on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe B. Thurman and wife, Margaret Elizabeth J. Thurman by deed from John C. Grice and wife, Catherine L. Grice, dated June 30, 1953, recorded July 6, 1953 in Book 2152, Page 2, Register's Office for Davidson County, Tennessee. Joe B. Thurman and wife, Margaret Elizabeth J. Thurman having since died, Joe B. Thurman having predeceased Margaret Elizabeth J. Thurman. Margaret Elizabeth J. Thurman left as her sole surviving heirs at law Donna L. Thurman and Joann Thurman Hellmann. The estate of Margaret Elizabeth J. Thurman was filed in Docket No. 04P-1881 in the Probate Court Clerk's Office for Davidson County, Tennessee. See also Affidavit of Inheritance of record in Instrument No. 20051109-0136040, Register's Office for Davidson County, Tennessee.

Grantor, Joann Thurman Hellman, warrants that the subject property is not her primary residence, nor the primary residence of her spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1316 Mercury Drive, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20090071950 DEEDWARR
Recvd: 10/22/09 13:36 2 pgs
Fees:13.00 Taxes:305.25
20091022-0097762

WITNESS my hand this 15th day of October, 2009.

Donna L. Thurman

Joann Thurman Hellman, by Donna Thurman, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna L. Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood,TN, this 15th day of October, 2009.

State of Tennessee at Large

My Commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Thurman, 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, and who further acknowledged that she is the attorney in fact for Joann Thurman Hellman and that she is authorized by Joann Thurman Hellman to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 15th day of October, 2009.

State of Tennessee at Large

My commission expires:
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON