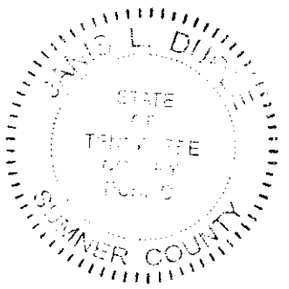
Box 13
#15440



STATE OF TENNESSEE
COUNTY OF Davidson

09-4234

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Joy Jean Prater Kelso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2009.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 3/15/10

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 142 South Birchwood Drive, Hendersonville, TN 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Isaiah Duggins	F&M BANK	98.05-33.00
5028 ~~5029~~ (NAME) New Hope ~~Road~~ Court	(NAME) PO Box 451	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRES) CLARKSVILLE, TN. 37041	
(CITY) (STATE) (P.O. ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Joy Jean Prater Kelso, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Isaiah Duggins, MARRIED

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:

Being Lot No. 151 on the Plan of Lake Park, Section Five, of record in Plat Book 4660, page 198, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Dennis V. Kelso and wife, Joy Jean Prater Kelso (formerly Joy Jean Prater) partly by deed of record in Book 6393, page 485, and partly by deed of record in Instrument No. 20000717-0070066, Register's Office for Davidson County, Tennessee.

The said Dennis V. Kelso having since died.

BILL GARRETT, Davidson County
Trans:T20090076970 DEEDWARR
Recvd: 11/12/09 09:43 2 pgs
Fees:13.00 Taxes:610.50
20091112-0104201

This is improved property known as 5928 New Hope Court, 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 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 her hand this 4th day of November, 2009.

Joy Jean Prater Kelso
Joy Jean Prater Kelso

09-4234

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Joy Jean Prater Kelso the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 4th day of November, 2009

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Joy Jean Prater Kelso, unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me 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 at Nashville, Tennessee, this 4th day of November, 2009

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY