WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

P-BMG-09-0717

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory K. Scheffler	Brand Mortgage Group	
717 Tahlena Ave.	6224 Sugarloaf Parkway, Ste 200	
Madison, TN 37115	Duluth, GA 30097	05207003700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FANNY WAKEFIELD GAINES, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORY K. SCHEFFLER, 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the MAP OF MADISON HEIGHTS SUBDIVISION, Section No. 1, of record in Plat Book 1424, Page 6, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to JOHNNY EDGAR GAINES AND WIFE, FANNY WAKEFIELD GAINS by deed from D. L. JENSEN AND WIFE, MABEL G. JENSEN of record in Book 2089, Page 89 on 07/18/1952 and filed for record on 07/23/1952, Register's Office for DAVIDSON County. Johnny Edgar Gaines having since died on January 5, 2008, vesting the property solely in the name of Fanny Wakefield Gaines.
Fanny Wakefield Gains is one in the same person as Fanny Wakefield Gaines.

unimproved ( )
This is improved (X) property, known as 717 TAHLENA AVENUE, MADISON, Tennessee 37115-4918
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of November, 2009.

Fanny Wakefield Gaines
Fanny Wakefield Gaines

BILL GARRETT, Davidson County
Trans:T20090077129 DEEDWARR
Recvd: 11/12/09 14:02 2 pgs
Fees:13.00 Taxes:407.00
20091112-0104445

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 5th day of November, 2009, before me personally appeared Fanny Wakefield Gaines, widow to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959