Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0604

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
255,000.00

Affiant

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of October, 2009

Notary Public
Commission Expires: 1/16/11

ADDRESS OF NEW OWNER:
Benjamin C. Smith
7017 Red Apple Road
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

MAP & PARCEL
182-12-0a-004.00CO

WARRANTY DEED

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, I/WE,

Bernice C. Burchfield and husband, David C. Burchfield

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin C. Smith and wife, Angela D. Smith

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:

Land in Davidson County, Tennessee, being Lot No. 286, on the Plan of Apple Valley Subdivision, a Planned Unit Development, Section I, of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bernice G. Burchfield and husband David C. Burchfield, by Warranty Deed, from Michael T. Sullivan and Maxine Sullivan, tenants in common with rights of survivorship, of record in Instrument No. 20040921-0113698, Register's Office for Davidson County, Tennessee, dated September 16, 2004 and recorded September 21, 2004.

BILL GARRETT, Davidson County
Trans:T20090077999 DEEDWARR
Recvd: 11/16/09 15:54 2 pgs
Fees:13.00 Taxes:943.50
20091116-0105564

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7017 Red Apple Road Antioch TN 37013.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bernice G. Burchfield

Bernice G. Burchfield

David C Burchfield

David C. Burchfield by: Bernice G Burchfield Attorney at fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernice G. Burchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2009.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Carol T Baker

Notary Public

Commission Expires: 3/19/2013

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of Oct., 2009, before me personally appeared Bernice G. Burchfield to me known to be the person who executed the foregoing instrument on behalf of David C. Burchfield Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said David C. Burchfield Witness my hand and official seal.

Carol T Baker

Notary Public

Expires: 3/19/2013

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY