BILL GARRETT, Davidson County
Trans:T20090084673 DEEDWARR
Recvd: 12/16/09 10:12 2 pgs
Fees:13.00 Taxes:536.50
20091216-0114456

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of November, 2009, by and between John Honeysucker, married, party of the first part, and Beverly Jefferson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 55 in L.H. Davis' Subdivision of Lot No. 41 on the Plan of Clifton, a plan of which subdivision is of record in Book 57, Page 100, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the side of 43rd Avenue, North, formerly Douglas Avenue, and runs back between parallel lines, 150 feet to an alley.
Seller warrants that this property has never been used as his primary residence, and was used for investment purposes only.

Being all or part of the same property conveyed to John Honeysucker, by virtue of that certain Quit Claim Deed dated January 31, 2008, at Instrument No. 20080623-0064424 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Honeysucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Honeysucker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2009.

Notary Public

My Commission Expires: 6/18/2013

ROBBIE L. WAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Property Owner & Address:	Beverly Jefferson 1032 43rd Avenue North Nashville, TN 37209
Tax Parcel No	09108007300
Property Address:	1032 43rd Avenue North Nashville, TN 37209
MAIL TAX BILLS TO:	First Community Mortgage, Inc 1610 S. Church St, Suite A **Murfreesboro, TN 37130**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Beverly Jefferson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of November, 2009.

Notary Public

My Commission Expires: 6/18/2013

ROBBIE L. WAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY