BILL GARRETT, Davidson County
Trans:T20090087021 DEEDWARR
Recvd: 12/29/09 09:39 3 pgs
Fees:18.00 Taxes:444.00

20091229-0117790

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2009.

Notary Public
My commission expires: 3-30-2010

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

17-0910-170457

Address of New Owner:	Send Tax Bills to:	Tax Information
Melisa A. Faulkner 2898 Elm Hill Pike Nashville TN 37214	Primary Residential Mortgage Inc. 4750 West Wiley Post Way Ste. 200 Salt Lake City, UT 84116	108-02-0-017.00

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, **Jerry L. Toombs and Ronald E. Toombs and JoAnn Hooper and Sandra J. Henry and Pamela J. McClain and Lisa Swayze and Jason N. Smith and Dana L. Smith and Jana M. Gentry, Heirs of the Estate of William Houston Toombs, also known as William H. Toombs, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melisa A. Faulkner and Donna J. Adwell, as joint tenants, with right of survivorship**, 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 No. 55 on the Plan of Happy Acres, of record in Plat Book 2331, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Toombs and wife, Edna D. Toombs by deed from A.H. Johnson and wife, Malvin Johnson, dated October 5, 1956, recorded October 8, 1956, of record in Book 2596, Page 521, Register's Office for Davidson County, Tennessee. William H. Toombs, also known as William Houston Toombs, having since died testate on February 24, 2005, with said estate having been probated in the Circuit Court for Davidson County, Tennessee, Docket No. 05P-787, probate case now being closed. Edna D. Toombs having predeceased William H. Toombs. The Will of William H. Toombs devised said property to Jerry Lee Toombs, Agnes E. Smith, Ronald Earl Toombs, Jo Ann Hooper, Sandra J. Bearden, Pamela J. McClain and Lisa N. Swayze. Agnes E. Smith having since died on June 27, 2004, leaving Jason N. Smith, Dana L. Smith and Deborah Lynn Smith, as her heirs at law. Deborah Lynn Smith having since died on January 14, 2005, leaving Jana M. Gentry as her heir at law.

By Order Appointing Legal Guardianship of Minor Child's Estate filed in Docket No. 09P1756, in the Seventh Circuit Court for Davidson County, State of Tennessee, Mary Jane Meyer, legal guardian of the Estate of Jana May Gentry, a minor, was directed to sell the subject property described herein on behalf of said Jana May Gentry, a minor.

Jana May Gentry and Jana M. Gentry is one and the same person.

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 **2898 Elm Hill Pike, Nashville, TN 37214.**

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,

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.

WITNESS my hand this 16 day of December, 2009.

Jerry Toombs by JoAnn Hooper attorney in fact
Jerry L. Toombs
By: JoAnn Hooper, attorney-in-fact

Ronnie Toombs by JoAnn Hooper attorney in fact
Ronald E. Toombs
By: JoAnn Hooper, attorney-in-fact

JoAnn Hooper
JoAnn Hooper

Sandra J. Henry by Lisa Swayze, attorney in fact
Sandra J. Henry
By: Lisa Swayze, attorney-in-fact

Pam McClain by JoAnn Hooper attorney in fact
Pamela J. McClain
By: JoAnn Hooper, attorney-in-fact

Lisa Swayze
Lisa Swayze

Jason Smith by JoAnn Hooper attorney in fact
Jason N. Smith
By: JoAnn Hooper, attorney-in-fact

Dana Smith by JoAnn Hooper attorney in fact
Dana L. Smith
By: JoAnn Hooper, attorney-in-fact

Jana M Gentry by Mary Jane Meyer
Mary Jane Meyer, Legal Guardian
of the Estate of Jana May Gentry
aka Jana M. Gentry, a Minor

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand in Nashville, TN, this 16 day of December, 2009.

State of Tennessee at Large

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 05/18/10

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JoAnn Hooper with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jerry L. Toombs, Ronald E. Toombs, Pamela J. McClain, Jason N. Smith, and Dana L. Smith and that she is authorized by Jerry L. Toombs, Ronald E. Toombs, Pamela J. McClain, Jason N. Smith, and Dana L. Smith to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 16 day of December 2009.

Notary Public at Large

My commission expires: 5/18/10



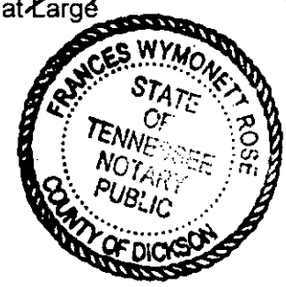
STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa Swayze with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sandra J. Henry and that she is authorized by Sandra J. Henry to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 16 day of December 2009.

Notary Public at Large

My commission expires: 5/18/2010



STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jane Meyer, as legal guardian of Jana May Gentry aka Jana M. Gentry, a minor, 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 Nashville, TN, this 16 day of December, 2009.

Notary Public
State of Tennessee at Large

My Commission expires: 5/18/2010

