Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 18 day of December, 2009.

Notary Public
My commission expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
OF DA

03-0912-36328

Address of New Owner:	Send Tax Bills to:	Tax Information
Autumn Collins	F&M Bank	105-09-0-420.01
917 Benton Avenue	50 Franklin Street	
Nashville TN 37204	Clarksville, TN 37040	

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, **Robert Sweat, Jr. and wife, Rosie E. Sweat**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Autumn Collins, unmarried**, 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. 2, on the Plan of Subdivision of the Sam B. Walker Property, of record in Book 3106, Page 134, Register's Office for said County, to which plan reference is hereby for a more complete description.

Being the same property conveyed to Robert Sweat, Jr. and wife, Rosie E. Sweat by deed from James T. Patterson, dated July 6, 1963, recorded July 16, 1963, of record in Book 3577, Page 377, Register's Office for Davidson County, Tennessee.

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 917 Benton Avenue, Nashville, TN 37204

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, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. 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.

BILL GARRETT, Davidson County
Trans:T20100000541 DEEDWARR
Recvd: 01/05/10 11:45 2 pgs
Fees:13.00 Taxes:1036.00
20100105-0000767

WITNESS my hand this 18th day of December, 2009.

Robert Sweat, Jr.

Rosie E. Sweat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Sweat, Jr. and Rosie E. Sweat, 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 18th day of December, 2009.

Rachelle Caudill
State of Tennessee at Large

My Commission expires: September 22, 2010

RACHELLE CAUDILL
STATE
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067