Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this day of January, 2010

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Commission Expires January 17, 2012

06-1001-73767

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa M. Earheart	Magna Bank	086-04-0-010.00
1513 Andchel Drive	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187	

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, **Patrick L. Cundiff and wife, Charlotte N. Cundiff**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa M. Earheart, 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. 136, on the Plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 and 518, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick L. Cundiff and wife, Charlotte N. Cundiff by deed from David L. Howard and wife, Gina L. Howard, dated December 29, 1995, recorded January 4, 1996, of record in Book 9909, Page 653, 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 1513 Andchel Drive, Hermitage, TN 37076

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:T20100006400 DEEDWARR
Recvd: 02/02/10 10:35 2 pgs
Fees:13.00 Taxes:425.50
20100202-0008236

WITNESS my hand this 29 day of January, 2010.

Patrick L. Cundiff

Charlotte N. Cundiff

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick L. Cundiff and Charlotte N. Cundiff, 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 Mt. Juliet, TN, this 29 day of January, 2010.

Notary Public

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012