BILL GARRETT, Davidson County
Trans:T20100008912 DEEDWARR
Recvd: 02/12/10 14:24 4 pgs
Fees:23.00 Taxes:510.60
20100212-0011354

Mail to:

#771

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Belinda Starks	Regions Bank dba Regions Mortgage	Map 015-14.0-
7521 Piper Court	2050 Parkway Office Cir	Parcel 034.00
Joelton, TN 37080	Birmingham, AL 35244	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **K. Punch, Successor Trustee of The Ferguson Family Land Trust, a revocable living trust under the provisions of a trust agreement dated August 5, 2005, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary, Dale Ferguson and Middle Tennessee Home Solutions, Inc., a Tennessee corporation** , (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Belinda M. Starks,** , (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Joelton Heights, Section 2, of record in Plat Book 3700, page 85, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B. Parrish, as Trustee (not personally) of The Ferguson Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated August 5, 2005 by warranty deed to trustee from Dale Ferguson of record in Instrument No. 20050809-0094481, said Register's Office. The said B. Parrish having resigned as Trustee and replaced with K. Punch, as Successor Trustee of record in Instrument No. 20070215-0019379, said Register's Office. Also, being the same property conveyed to K. Punch, as Trustee (not personally) of The Ferguson Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated August 5, 2005 by quitclaim deed dated March 6, 2007 from Stephanie R. Ferguson of record in Instrument No. 20070307-0028136, said Register's Office.

This is not the personal or primary residence of Grantor and/or dependents.

This conveyance is subject to the following:

1. **2010 Taxes are now due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 4053, page 221, said Register's Office.**
3. **All matters appearing of record in Book 3700, page 85, said Register's Office.**

This is improved property commonly known as: 7521 Piper Court, Joelton, TN 37080.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $138,000.00.

K. Punch
Affiant

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

Judy Painter-Rose
Notary public: 1-22-2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of **January, 2010.**

The Ferguson Family Land Trust dated August 5th, 2005

By: K. Punch, Successor Trustee
K. Punch, Successor Trustee

Middle Tennessee Home Solutions, Inc.

By: Nick Dorroll, President
Nick Dorroll, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **K. Punch** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Successor Trustee** of **The Ferguson Family Land Trust dated August 05, 2005,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Successor Trustee.**

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this 29th day, **January, 2010.**

Judy Painter-Rose
Notary Public
My commission expires: 01/22/2011

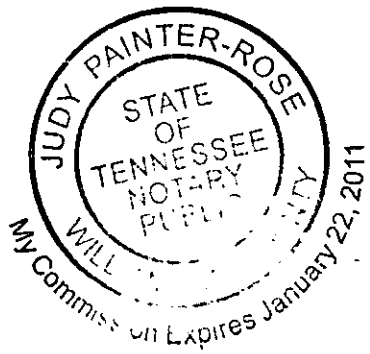
JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Nick Dorroll** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **Himself** to be the **President** of **Middle Tennessee Home Solutions, Inc.** that **he** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corp.** by **Himself** as the **President.**

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this 29 day, **January, 2010.**

Notary Public
My commission expires: 01/22/2011



IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **29th** day of **January, 2010.**

Dale Ferguson

By: Middle Tennessee Home Solutions, Inc.
Attorney-In- Fact

Dale Ferguson by middle Tennessee Home Solutions, INC
Atty-in-Fact Nick Dorroll, President

By: _____
Nick Dorroll, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nick Dorroll, with whom I am personally acquainted who acknowledged that HE executed the within instrument for the purpose of therein contained and who further acknowledged that HE is the Attorney-in-Fact for Dale Ferguson and President of Middle Tennessee Home Solutions, Inc. and that HE is authorized by HIM to execute this instrument on HIS behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 29th day of January, 2010.

Judy Painter-Rose
Notary Public

My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011