WARRANTY DEED

R-USB-10-1709

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Tindal Thomas Deetlefs
Affiant

Subscribed and sworn to before me, this 5th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-6-2010
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 6, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Lee Deetlefs	F & M Bank	-
1709 Realtree Way	(NAME) 1670 West Main St., Suite 160	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	149-10-115.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TAMARA TUNSTALL, FKA TAMARA CONLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELE LEE DEETLEFS AND TINDAL THOMAS DEETLEFS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 59, HUNTER'S RUN, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 684, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE SAID MARCUS TUNSTALL JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TAMARA CONLEY BY WARRANTY DEED FROM EMMETT E. CHILDRESS, JR., MARRIED, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030905-0130033, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 684; AND BOOK 11029, PAGE 777; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1709 Realtree Way, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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:T20100014512 DEEDWARR
Recvd: 03/11/10 10:31 2 pgs
Fees:13.00 Taxes:536.50
20100311-0018642

Witness my/our hand(s) this 5th day of March, 2010.

Tamara Tunstall
Tamara Tunstall

Marcus Tunstall by Tamara Tunstall as Attorney in Fact
Marcus Tunstall by Tamara Tunstall as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of March, 2010, before me personally appeared Tamara Tunstall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marcus Tunstall and who acknowledged he/she/they executed the same as the free act and deed of the said Marcus Tunstall.

Witness my hand and official seal, this the 5th day of March, 2010.

Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Tunstall , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2010.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903