Return to:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd #700
Lavergne, TN 37086

THIS DOCUMENT PREPARED BY
(If other than above):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2522

BILL GARRETT, Davidson County
Trans:T20100016302 DEEDWARR
Recvd: 03/19/10 14:34 2 pgs
Fees:13.00 Taxes:543.53
20100319-0020890

Property Address: 5137 Hickory Grove Dr., Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary Margaret Kennedy and Don O. Bedwell, Sr.**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **James R. Funderburk, a single person,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Hickory Woods, Section B, of record in Book 6900, page 512, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Margaret Kennedy, by Deed from Judith A. Minshew, dated 3/27/01, of record in Instrument #: 20010328-0029587, Register's Office for Davidson County, Tennessee.

This improved property is known as 5137 Hickory Grove Drive, Antioch, TN 37013.

Map/Parcel#: 176-5-84

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 4th day of March, 2010.

X Mary Margaret Kennedy {Seal}
Mary Margaret Kennedy

X Don O. Bedwell Sr {Seal}
Don O. Bedwell, Sr.

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 4th day of March, 2010, before me the undersigned officer, personally appeared Mary Margaret Kennedy and Don O. Bedwell, Sr., known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is
$ 146900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF March, 2010.

Amanda Haneline
Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SEND TAX STATEMENTS TO:
Map/ Parcel: Map 176-J Parcel 84
Peoples Home Equity
213 Ward Circle Ste 201
Brentwood, TN 37027

Name / Address of new owner:
James R. Funderburk
5137 Hickory Grove Dr.
Antioch, TN 37013