WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100017710 DEEDWARR
Recvd: 03/26/10 10:34 2 pgs
Fees:13.00 Taxes:499.13
20100326-0022598

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,900.00.

Danny F. Edens
Affiant

Subscribed and sworn to me on March 23, 2010.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24374SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erin E. Chumley 1143 Ardee Avenue Nashville, TN 37216	Regions Bank 2050 Parkway Office Cr. Birmingham AL 35244	61-15-87

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Danny F. Edens and wife, Katherine A. Freeman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Erin E. Chumley, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 and the easterly half of Lot No. 19 of Block "C" on the Map of the ReSubdivision of Sunnymeade of record in Book 974, pages 56 and 57, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny F. Edens and wife, Katherine A. Freeman, by Deed from Dana M. Cunningham and husband, Johnny C. Cunningham; Daryl L. Kirk and wife, Traci L. Kirk; Dawn R. Kirk, single, and Karen Denise Kirk, single, of record in Book 9104, page 144, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to all matters shown on Plan of record in Book 974, pages 56 and 57, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1143 Ardee Avenue, Nashville, TN 37216.

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, her heirs and assigns, forever, and

GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

WITNESS our hands on March 23, 2010.

Danny F. Edens

Danny F. Edens

Katherine A. Freeman

Katherine A. Freeman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 23, 2010, before me personally appeared Danny F. Edens and Katherine A. Freeman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal on March 23, 2010.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE