BILL GARRETT, Davidson County
Trans:T20100017719 DEEDWARR
Recvd: 03/26/10 10:47 2 pgs
Fees:13.00 Taxes:517.63
20100326-0022613

Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
McKinsley Ruffin	Regions Bank	052-12-013.00
713 River Pass	2050 Parkway Office Circle	
Madison TN 37115	Birmingham, AL 35244	

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Rob Darnell, a married man

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McKinsley Ruffin, am unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 7, on the Plan of Madison Meadows, Section 3, of record in Plat Book 2133, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rob Darnell by Deed, dated September 13, 2009 of record in Instrument No. 20091116-0105167, Register's Office for Davidson County, Tennessee.

Caye Darnell, spouse of Rob Darnell joins in this conveyance to convey all of her right, title and interest, including any marital interest to the within described property to the named Grantee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 713 River Pass Madison TN 37115.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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.

WITNESS OUR HANDS THIS 25th day of March 2010.

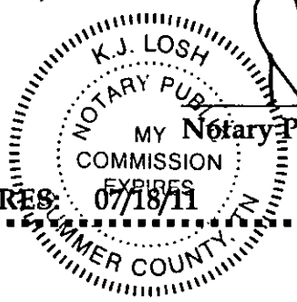
Rob Darnell

Caye Darnell

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, ROB DARNELL AND WIFE, CAYE DARNELL, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 25TH DAY OF MARCH 2010.



Notary Public K. J. Losh

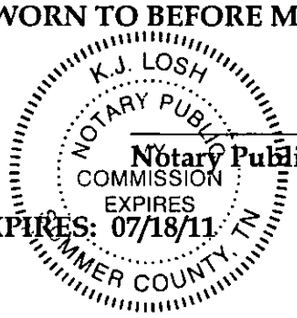
MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH 2010.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11