Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018391 DEEDWARR
Recvd: 03/30/10 09:25 2 pgs
Fees:13.00 Taxes:1258.00
20100330-0023522

G-VRE-10-1008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5.8.2012
(AFFIX SEAL)

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
Jonathan S. Flegel	F & M Bank	
1008 East Point Cove (ADDRESS)	10 Cadillac Way (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	98-13-C-14.00 CO

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, I/we ALLEN J. FORKUM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN S. FLEGEL AND WIFE, KELI RAE FLEGEL, 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 14, THE MEADOWS OF SEVEN POINTS, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGES 18-20, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALLEN J. FORKUM, MARRIED BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., RECORDED ON THE 3RD DAY OF JULY, 2000 IN INSTRUMENT NO. 200007030066023, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ANNA FORKUM JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 11700, PAGES 18, 19, 20; BOOK 11670, PAGE 822; BOOK 11738, PAGE 776; 11681, PAGE 411; INSTRUMENT NUMBER 20000322-0028986; 20050225-0028986; 20050225-0020974; AND 20090107-0001612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1008 East Point Cove, Hermitage, Tennessee 37076
(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.

Witness my/our hand(s) this 22nd day of March, 2010.

Allen J. Forkum

Anna Forkum

STATE OF Tennessee
COUNTY OF Davidson

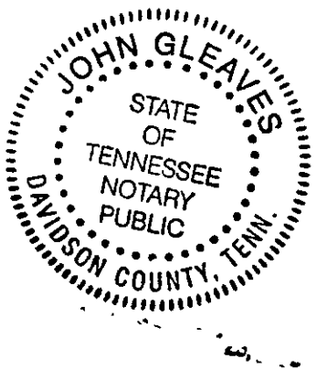
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen J. Forkum, and Anna Forkum the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 22nd day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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