39-B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***166,000.00.

Alice Walker
Affiant

Subscribed and sworn to before me this 30th day of March, 2010.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20100020141 DEEDWARR
Recvd: 04/06/10 14:45 2 pgs
Fees:13.00 Taxes:614.20
20100406-0025793

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Andrew Clay Willingham
3810 Lookout Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO

Farmington Financial Group LLC
1912 21st Ave S
Nashville, TN 37212

MAP & PARCEL NOS.

MAP 104-01-0
PARCEL 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Six Thousand and 00/100 Dollars ($***166,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Ben McDonald and wife, Hannah McDonald, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Andrew Clay Willingham, a single man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 59 on the Second Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ben McDonald and wife, Hannah McDonald, by Warranty Deed dated March 25, 2005, from David W Miller, unmarried, of record as Instrument No. 20050329-0033624 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3810 Lookout Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Second Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 113, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 30th day of March, 2010.

Ben McDonald

Ben McDonald

By: Alice Walker
Alice Walker
Attorney in Fact

Hannah McDonald

Hannah McDonald

By: Alice Walker
Alice Walker
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Alice Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Ben McDonald and Hannah McDonald and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Ben McDonald and Hannah McDonald.

WITNESS my hand and official seal this 30th day of March, 2010.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY