	State of Tennessee County of ~~Sumner~~ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2010. Notary Public MY COMMISSION EXPIRES:

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
SETH AND RENEE LOWE	New Owner	
(NAME) 909 N. GRAYCROFT AVE.	(NAME)	042-03-0/040.00
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **F&M REAL ESTATE TRANSFER CORPORATION**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SETH S. LOWE AND WIFE, RENEE A. LOWE**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 44 ON THE PLAN OF PRIMROSE ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 106 AND 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH FURTHER REFERENCE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO F&M REAL ESTATE TRANSFER CORPORATION HEREIN BY FORECLOSURE DEED OF RECORD IN INSTRUMENT NO. 20091125-0108619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 909 N. Graycroft Ave. Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20100023433 DEEDWARR
Recvd: 04/20/10 14:19 2 pgs
Fees:13.00 Taxes:436.60

20100420-0029847

Witness our hands this 15TH day of April, 2010.

F&M Real Estate Transfer Corporation
By: David Thomas
Its: Vice President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, of the state and county aforesaid, personally appeared David Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the Vice President, of F&M Real Estate Transfer Corporation, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

DONE at offices in Clarksville, Tennessee, on this the 15th day of April, 2010.

NOTARY PUBLIC
My commission expires: 9-18-11

CONNIE H. ROSSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Return To: Realty Title & Escrow
5111 Maryland Way, Suite 101
Brentwood, TN 37027