BILL GARRETT, Davidson County
Trans:T20100026968 DEEDWARR
Recvd: 05/05/10 16:09 2 pgs
Fees:13.00 Taxes:481.00
20100505-0034312

RETURN TO: JULIE DENZIO
Premium Settlements, LLC
9465 Counselors Row, Suite 200
Indianapolis, IN 46240
5293 TN RF 08

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

This Deed made this 22nd day of April, 2010

Between MARLENE A. BIRDWELL, A WIDOW (Grantor) as party of the first part, hereinafter called Grantor, JERRY T. GARLAND AND WIFE, SHERRY GARLAND as party or parties of the second part, hereinafter called Grantee (the words "Grantor" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of Zero Dollars ($130,000.00) and no other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents bargain, sell, reminese, release and forever quit claim to Grantee all the rights, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

NEW OWNERS/PREPARED BY: JERRY T. GARLAND AND WIFE, SHERRY GARLAND
PROPERTY ADDRESS OF NEW OWNERS: 1000 HIGHLAND CIR., MADISON, TN 37115-2611
SEND TAX BILLS TO PROPERTY ADDRESS: 1000 HIGHLAND CIR., MADISON, TN 37115-2611
PROPERTY ID NO: 042-04-0-088.00

"SEE ATTACHED LEGAL"

Signed, sealed and delivered this 22nd day of April, 2010

Marlene A. Birdwell
Marlene A. Birdwell

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby certify that on April 22, 2010, before the subscriber, a Notary Public of the State and County aforesaid personally appeared Marlene A. Birdwell known to me (or satisfactory proven) to be the person(s) whose names are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be his act and deed for the purposes therein contained in testimony whereof, I have affixed my official seal the date above written.

Cyl M Rodgers
NOTARY PUBLIC

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 1-24-12

I, or we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $130,000.00.

Julie A
Affiant
Subscribed and sworn to before me this 22nd day of April, 2010.

Cyl M Rodgers
Notary Public
Exp 1-24-12

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE NORTHERLY LOT ON THE SUBDIVISION OF MARY L. SMITH, ALSO KNOWN AS PARCEL 42-4-88, AS OF RECORD IN PLAT BOOK 6050, PAGE 288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by **TRI-COUNTY BUILDERS, INC.**, on **07-25-1988**, as recorded on **07-27-1988** at Book/Liber **7610**, Page/Folio **274**, Instrument No. **53000** in the land records of **DAVIDSON COUNTY**.

Parcel Identification Number: **042-04-0-088.00**