BILL GARRETT, Davidson County
Trans: T20100031356 DEEDWARR
Recvd: 05/25/10 11:03 2 pgs
Fees: 13.00 Taxes: 351.13

20100525-0040186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant 5/21/10

Subscribed and sworn to before me, this 21ST DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Gaskin	F & M Bank	
	(NAME)	
562 Cheryl Avenue	P.O. Box 451	052-02-0-131.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LISA J. WHITAKER unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James K. Gaskin, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT;

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 OF RAINBOW TERRACE, OF RECORD IN BOOK 1130, PAGE 85 , SAID REGISTER'S OFFICE.

SAID LOT NO 40 FACES 50 FEET ON THE SOUTHERLY SIDE OF CHERYL AVENUE AND RUNS BACK 146.4 FEET ON THE WESTERLY LINE AND 145.8 FEET ON THE EASTERLY LINE OF A DEAD L

BEING THE SAME PROPERTY CONVEYED TO LISA J. WHITAKER, BY DEED FROM REBECCA M. HOWELL, UNMARRIED, OF RECORD AS INSTRUMENT NO. 20061103-0136891, DATED OCTOBER 30, 2006 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE..

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 562 Cheryl Avenue, Madison, TN 37115
(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 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 my/our hand(s) this 21st day of May, 2010.

LISA J. WHITAKER

WARRANTY DEED
(Continued)

STATE OF Michigan :

COUNTY OF Calhoun :

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

Witness my hand and official seal, this the 20 day of May, 2010.

Notary Public

My Commission Expires: 9-17-2015

(SEAL)

TAMI D PITALE
Notary Public - Michigan
Calhoun County
My Commission Expires Sep 17, 2015
Acting in the County of Calhoun

TAMI D PITALE NOTARY PUBLIC COMM. EXP. 09-17-2015 CALHOUN COUNTY, MICHIGAN

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072