This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
150 Uptown Square, Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL: 120-01-0-056.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Erika Chambers
1211 Catina Drive
Nashville, TN 37217

SEND TAX BILLS TO:
F&M Bank
10 Cadillac Way, Ste 100
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we the undersigned, **JOHNNY F. HUFFMAN, II, A Married Man** "Grantor(s)" has this day bargained and sold and does hereby transfer and convey unto **ERIKA CHAMBERS, UNMARRIED,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in the Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, being all of Lot Nos. 30 and 31, on the Plan of First Addition, Miro Meadows, as shown by plat appearing of record in Plat Book 1424, page 106, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

BEING the same property conveyed to Johnny F. Huffman, II by Quitclaim Deed from Terry Ross and James Roberts, individuals, dated October 30, 2009 and appearing of record in Instrument Number 200910300100447, of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: to any and all matters that appearing of record in Plat Book 1424, page 106; to a sanitary sewer/storm drainage of record in Book 4717, page 332 and in Book 4792, page 501; subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and zoning regulations of the appropriate governmental body.

This is improved property address known as 1211 Catina Drive, Nashville, TN 37217.

Grantor herein makes oath that the property herein described has neither been used as a marital residence nor as the principal residence of him or his spouse and/or dependents.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20100032512 DEEDWARR
Recvd: 06/01/10 08:24 2 pgs
Fees:13.00 Taxes:462.13
20100601-0041523

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14th day of May, 2010.

JOHNNY F. HUFFMAN, II

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHNNY F. HUFFMAN, II, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14th day of MAY, 2010.

NOTARY PUBLIC

My Commission Expires: 3-20-2011

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of MAY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-9-2012

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012