STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Kenneth L Burnett
Affiant

WARRANTY DEED

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2010.

Denise C. Allis
Notary Public

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES May 08, 2012**

(AFFIX SEAL)

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
NIKKOLE TURNER, a single person and MICHAEL BETANCOURT, a single person	F & M Bank	
	(NAME)	
6974 Old Hickory Blvd.,	10 Cadillac Drive Ste 100	039-00-0-126
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Brentwood, TN 37027	
(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 KENNETH L. BURNETT and wife, KAY M. BURNETT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NIKKOLE TURNER, a single person and MICHAEL BETANCOURT, a single person, 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:

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO

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

unimproved ( )
This is improved (X) property, known as 6974 Old Hickory Blvd., Whites Creek, TN 37189
(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 28th day of May, 2010.

BILL GARRETT, Davidson County
Trans: T20100032756 DEEDWARR
Recvd: 06/01/10 12:32 3 pgs
Fees: 18.00 Taxes: 754.80
20100601-0041818

Kenneth L Burnett
KENNETH L. BURNETT

Kay M Burnett
KAY M. BURNETT

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH L. BURNETT AND WIFE, KAY M. BURNETT, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2010. ALLIS

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

(SEAL)

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

EXHIBIT "A"

TRACT I:

LAND LYING AND BEING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE , AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERN RIGHT OF WAY OF OLD HICKORY BOULEVARD. SAID IRON PIN BEING LOCATED 30.01 FEET SOUTH OF THE CENTERLINE OF OLD H ICKORY BOULEVARD AND BEING THE NORTHWEST CORNER OF THE ROBIN C . BOOKER AND MONICA L. BOOKER PROPERTY DESCRIBED IN BOOK 10088, PAGE 717, R.O.D.C., TN. THENCE WITH THE WEST LINE OF BOOKER (SOUTH 28 DEGREES 30 MINUTES 00 SECONDS WEST 547.04 FEET) TO AN EXISTING IRON PIN; THE POINT OF BEGINNING; THENCE (SOUTH 38 DEGREES 14 MINUTES 31 SECONDS WEST 540.31 FEET) TO AN EXISTING IRON PIN; THENCE LEAVING BOOKER S WESTERLY LINE AND RUNNING WITH THE EASTERLY LINE OF THE KATHY S. WOOD PROPERTY AS DESCRIBED IN BOOK 10548, PAGE 469, R.O.D.C., TN. (NORTH 04 DEGREES 10 MINUTES 02 SECONDS EAST 121.01 FEET) TO AN EXISTING IRON PIN; THENCE (NORTH 47 DEGREES 00 MINUTES 00 SECONDS EAST 445.27 FEET) TO AN EXISTING IRON PIN, THE POINT OF BEGINNING. CONTAINING 0.42 ACRES MORE OR LESS, ACCORDING TO SURVEY BY MURRAY WALL & COMPANY, P.C., TN. R.L.S. #1623, 6754 OLD HICKORY BOULEVARD, WHITES CREEK, TN. 37189. FILE #158702, DATED APRIL 9TH, 2002.

BEING THE SAME PROPERTY CONVEYED TO KENNETH L. BURNETT AND WIFE, KAY M. BURNETT, BY QUITCLAIM DEED FROM WILLIAM GIFFORD, UNMARRIED, OF RECORD AS INSTRUMENT NO. 20030718-0101202, AS RE-RECORDED AS INSTRUMENT NO. 20031121-0169915, DATED JULY 1, 2003, SAID REGISTER'S OFFICE.

TRACT II:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY A. J. WILKINSON, SURVEYOR, OCTOBER 24, 1962, AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY MARGIN OF OLD HICKORY BOULEVARD AT THE THE NORTHEAST CORNER OF THE PROEPRTY CONVEYED TO ELVIS D. TAYLOR AND WIFE, OF RECORD IN BOOK 3250, PAGE 572, REGISTER S OFFICE FOR SAID COUNTY; THENCE SOUTH 26 DEGREES WEST 243.3 FEET; THENCE SOUTH 48 DEGREES WEST 404 FEET TO AN IRON PIN AT PERSIMMON; THENCE SOUTH 7 DEGREES 30 MINUTES WEST 413.7 FEET TO A 10 INCH WALNUT; THENCE NORTH 47 DEGREES EAST 478 FEET TO AN IRON PIN AT POST; THENCE NORTH 28 DEGREES 30 MINUTES EAST 577 FEET TO THE CENTER OF OLD HICKE0RY BOULEVARD; THENCE WITH THE CENTER OF THE SANE NORTH 60 DEGREES WEST 177 FEET; THENCE SOUTH 26 DEGREES WEST 25 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED UNTO KATHY J. WOOD, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20030718-0101204, AND RE-RECORDED IN INSTRUMENT NO. 20031121-0169914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO KENNETH L. BURNETT AND WIFE, KAY M. BURNETT, BY DEED FROM ARTHUR FISK, UNMARRIED, OF RECORD IN BOOK 7796, PAGE 967, DATED MARCH 16, 1989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.