Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 10060010

Helen Arbuckle

L. BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF June, 2010.

NOTARY PUBLIC

My Commission expires: 10/20/10

Address of New Owner	Send Tax Bills To:	Tax Information:
Cory D. Sifford 621 Durrett Drive Nashville, TN 37211	Same	147-10-0-089

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Helen Arbuckle,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Cory D. Sifford,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Whispering Hills, Section I, as of record in Book 2331, page 82, Register's Office for said County. Said Lot No. 11 fronts 90 feet on the westerly side of Durrett Drive, and runs back between lines, measuring 227 feet on the northerly line and 196 feet on the southerly line, to the rear line measuring 95.2 feet thereon.

Being the same property conveyed to Charles E. Arbuckle and wife, Helen Arbuckle by deed from Radnor Lumber Company, a Tennessee Corporation, dated 04/05/1957, of record in Book 2643, page 133, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Helen Arbuckle upon the death of her husband, Charles E. Arbuckle (D/O/D 02/27/1980), by reason of their tenancy by the entirety.

This is improved property generally located:
621 Durrett Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2010 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Whispering Hills, Section I, as of record in Book 2331, page 82, Register's Office for said County, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 2481, page 499 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20100034693 DEEDWARR
Recvd: 06/08/10 08:54 2 pgs
Fees:13.00 Taxes:222.00
20100608-0044299

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Helen Arbuckle** has/have caused this instrument to be executed, this the 7 day of June, 2010.

Helen J Arbuckle

Helen Arbuckle

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Helen Arbuckle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7th day of June, 2010.

My commission Expires: 10/2010

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY