BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

G-VRE-10-509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2010.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Sissom	F&M BANK	
509 Twin Oaks Circle (ADDRESS)	50 Franklin Street (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	133-4-A-7.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK A. HAMBY AND WIFE, DEBORAH J. HAMBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL SISSOM, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, TWIN OAKS SUBDIVISION, SECTION 2, PHASE 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021206-0150674, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARK A. HAMBY AND WIFE, DEBORAH J. HAMBY BY WARRANTY DEED FROM SUZETTE GRAHAM AND STEVE HUFFMAN, RECORDED ON THE 15TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070215-0019487, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20021206-0150674; INSTRUMENT NO. 20041014-0123735; INSTRUMENT NO. 20041014-0123734; INSTRUMENT NO. 20030717-0100013; INSTRUMENT NO. 20000425-0040744; INSTRUMENT NO. 20021127-014748 AND PLAT BOOK 7900, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2010 REAL PROPERTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE.

unimproved ( )
This is improved (X) property, known as 509 Twin Oaks Circle, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100040531 DEEDWARR
Recvd: 07/01/10 15:40 2 pgs
Fees:13.00 Taxes:647.50
20100701-0051821

Witness my/our hand(s) this 30th day of June, 2010.

Mark A. Hamby

Deborah J. Hamby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Hamby and Deborah J. Hamby, the within named bargainor, 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.

Witness my hand and official seal, this the 30th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903