SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$133,900.00
|x Velma J. Vermilye
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF August, 2010.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-4-2013
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Velma J. Vermilye 1211 Wembley Drive Hermitage, TN 37076	Franklin American Mortgage Co 501 Corporate Centre Dr. Franklin, TN 37067	Map 64.16 Group C Parcel 99

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Sarah Elizabeth Fulghum, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Velma J. Vermilye, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 54, on the Plan of Section Four, Wembley Downs, of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Elizabeth Fulghum, unmarried by Deed from Kay M. Fulghum and Dorothy V. Brock dated November 11, 1998 of record in Book 11204, Page 409, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee.
4) Property is subject to Wembley Downs, Section Five, a Planned Unit Development, Charter of record in Book 8404, Page 718, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 9522, Page 349, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8304, Page 623 amended Book 8447, Page 633, Annex Sec 4 in Book 8797, Page 915, said Register's Office.

This is improvedproperty known as: **1211 Wembley Drive, Hermitage, TN 37076**
(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 hand(s) this 16th day of August, 2010.

Sarah Elizabeth Fulghum
Sarah Elizabeth Fulghum

BILL GARRETT, Davidson County
Trans:T20100051281 DEEDWARR
Recvd: 08/18/10 10:34 2 pgs
Fees:13.00 Taxes:495.43
20100818-0065268

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sarah Elizabeth Fulghum, unmarried, with whom I am personally acquainted, (or who 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, at office, this 16th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076