BILL GARRETT, Davidson County
Trans:T20100051377 DEEDWARR
Recvd: 08/18/10 13:50 2 pgs
Fees:13.00 Taxes:351.13
20100818-0065386

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of August, 2010, by and between Roy C Forkum, married and David R Haskett, married , party of the first part, and Nicholas J Hill, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT: #54 ON THE PLAN OF SECTION FIVE, LOCUSTWOOD, AS OF RECORD IN PLAT BOOK: #2663, PAGE: #43 OF THE REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SET BACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Being all or part of the same property conveyed to Roy C. Forkum and David R. Haskett, by virtue of that certain Cash Deed dated March 24, 2010, at Instrument No. 20100330-0023633 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20091027-0099088, dated September 22, 2009 from Cristino Cazares, Sr. and Cristino Cazares, Jr. by virtue of Warranty Deed at Instrument No. 20000920-0093371 dated September 19, 2000, in the Register's Office of Davidson County, Tennessee.
Sellers warrant that property has never been used as their primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roy C. Forkum By David R Haskett Attorney in Fact
Roy C Forkum by David R Haskett, Attorney In Fact

David R Haskett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August , 2010, before me personally appeared David R Haskett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Roy C Forkum and acknowledged that he executed the same as the free act and deed of the said Roy C Forkum.

WITNESS my hand, at office, this 12th day of August, 2010.

My Commission Expires: 09/08/13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, David R Haskett, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of August, 2010.

Memorie White
Notary Public

My Commission Expires: 09/08/13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Nicholas J Hill

Tax Parcel No 148-9-137

Property Address: 3915 Creekside Dr
Nashville, TN 37211

MAIL TAX
BILLS TO: Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,899.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of August, 2010.

Dana Delworth
Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.