WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on August 20, 2010.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20100052480 DEEDWARR
Recvd: 08/24/10 10:48 2 pgs
Fees:13.00 Taxes:962.00
20100824-0066845

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29635
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24603SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL #
P Randal L. Halstead Jackie L. Halstead 5016 Briarwood Drive Nashville, TN 37211	Primelending, A Plainscapital Company 18111 Preston Road Ste. 900 Dallas, TX 75252	147-09-100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stan M. Bumpus and wife, Susan Bumpus, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Randal L. Halstead and wife, Jackie L. Halstead, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Caldwell Country Estates, Section 1, of record in Book 2663, pages 68 and 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Stan M. Bumpus and wife, Donna Citty Bumpus, by Warranty Deed from Willard G. Bloss and wife, Doris W. Bruey Bloss, recorded as Instrument No. 20050217-0018295 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20100305-0017313 in said Register's Office, Donna Citty, f/k/a Donna Citty Bumpus, conveyed all her right, title and interest in said property to Stan M. Bumpus.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Plan of Caldwell Estates, Section 1, of record in Book 2663, pages 68 and 68, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all existing easements of record including easement for TVA power lines of record in Book 1133, page 610, in said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5016 Briarwood Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on August 20, 2010.

Stan M. Bumpus

Susan Bumpus

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 20, 2010, before me personally appeared Stan M. Bumpus and Susan Bumpus to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 20, 2010.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE