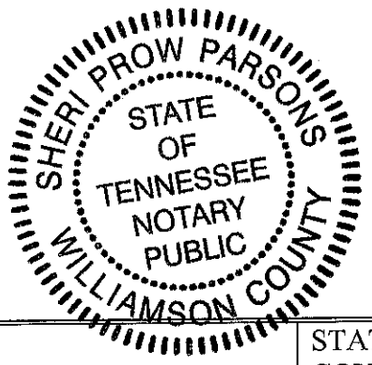


Davidson County DEEDWARR
Recvd: 09/01/10 15:11 4 pgs
Fees:23.00 Taxes:1276.50
20100901-0069650

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2010. Notary Public My Commission Expires: January 23, 2012

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lisa H. Morrow 14 Lymington Ct. Brentwood, TN 37027	F & M Bank 50 Franklin St. Clarksville, TN 37040	160 11 0A 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER A. NEMEC AND WIFE, MELISSA A. NEMEC**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LISA H. MORROW**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter A. Nemec and Melissa A. Nemec by deed dated August 27, 2007, from the heirs at law of Dorothy Landers, of record in Instrument No. 20070829-0103608, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6730, page 329; and in Book 6892, page 540; Book 6925, page 268; Book 6948, page 268; Book 7474, page 205 and Book 7269, page 387, Register's Office for said County.

4. Easements of record in Book 7597, page 691; and in Book 7597, page 695; Book 7597, page 723; and in Book 7597, page 728, Register's Office for Davidson County, Tennessee.

This is improved property known as: 14 Lymington Ct. Brentwood, TN 37027.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of August, 2010.

Peter A. Nemec

Peter A. Nemec

By: Tamara T. Sadler, attorney-in-fact

Tamara T. Sadler, Attorney-in-fact

Melissa A. Nemec

Melissa A. Nemec

By: Tamara T. Sadler, attorney-in-fact

Tamara T. Sadler, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMARA T. SADLER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August, 2010.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

