Return To:
Partners Title of Tennessee, LLC PREPARED BY ~~(AND RETURN TO):~~
5200 Maryland Way
Ste 202
Brentwood, TN 37207

BILL GARRETT, Davidson County
Trans:T20100062088 DEEDWARR
Recvd: 10/01/10 13:14 3 pgs
Fees:18.00 Taxes:391.83
20101001-0078502

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50617
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Reina I. Espinosa 108 Bess Court North Antioch, Tennessee 37013	SWBC Mortgage Corporation 9311 San Pedro Ave. Ste 125 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 16206035800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$105,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Darnall and Janet H. Darnall, as Trustees for the John J. Darnall and Janet H. Darnall Revocable Trust, dated the 2nd Day of December, 2008**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reina I. Espinosa, an unmarried woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Bess Estates, Sec. I of record in Book 4460, page 154, Register's Office for said County.

Said Lot No. 42 fronts 35.71 feet on the northerly margin of Bess Court N. and extends back 131.83 feet on the westerly line and 129.47 feet on the easterly line to a broken line in the rear, measuring 151.36 feet thereon.

Being the same property conveyed to Josiah Darnall and wife, Lucinda C. Darnall by warranty deed from Charles Edward Appleton and wife, Pamela Elaine Appleton, dated June 21, 1976 and recorded on June 22, 1976 of record in Book 5037, page 742, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Sept. 2, 1998, recorded on Nov. 4, 1998 of record in Book 11188, page 793, said Register's Office, subject property was conveyed to The Josiah Darnall and Lucinda C. Darnall Revocable Living Trust. By Quitclaim Deed dated Jan. 1, 2001, recorded on Aug. 12, 2001 of record in Doc. No. 20010802-0082213, said Register's Office , subject property was conveyed to The Josiah and Lucinda Darnall Living Trust. By Quitclaim Deed, dated Jul. 28, 2009, recorded on Aug. 10, 2009 of record in Doc. No. 20090810-0075085, said Register's Office, subject property was conveyed to John J. Darnall, as Trustee for the John J. Darnall and Janet H. Darnall Revocable Trust, dated the 2nd day of December, 2008, said Trust Agreement names both John Joel Darnall and Janet Hall Darnall as Trustee of said Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460 Page 154, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bess Court North and a 10 foot easement for public utility and drainage purposes along the broken rear lines of said lot.

This is improved property, known as: 108 Bess Court N, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2010.

John J. Darnall, Trustee
John J. Darnall as Trustee for the John J. Darnall and Janet H. Darnall Revocable Trust

Janet H. Darnall, Trustee
Janet H. Darnall as Trustee for the John J. Darnall and Janet H. Darnall Revocable Trust

~~State of~~ TENNESSEE
~~County of~~ DAVIDSON

~~On this 10th day of September, 2010, before me the undersigned authority, personally appeared John J. Darnall and Janet H. Darnall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.~~

~~My Commission Expires~~

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON
State of Tennessee

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,900.00.

Affiant

Sworn and subscribed before me this the 10th day of September, 2010.

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **John J. Darnall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Trustee for the John J. Darnall and Janet H. Darnall Revocable Trust**, and the execution of the foregoing instrument as such Trustee for the purposes therein contained and according to the authority granted him as Trustee. Witness my hand and official seal on September 10, 2010.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Janet H. Darnall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Trustee for the John J. Darnall and Janet H. Darnall Revocable Trust**, and the execution of the foregoing instrument as such Trustee for the purposes therein contained and according to the authority granted him as Trustee. Witness my hand and official seal on September 10, 2010.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011