BILL GARRETT, Davidson County
Trans:T20100064227 DEEDWARR
Recvd: 10/11/10 09:35 2 pgs
Fees:13.00 Taxes:333.00
20101011-0081252

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010412

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

New Owner is:
Paul W. Marglin
610 Bertha Street
Salem, KY 42078

MAP: 149-09-0

PARCEL: 097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Mayes**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paul W. Marglin, a married person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **244 Manatee Court, Antioch, TN 37013**

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Barclay Square, Section 1, of record in Book 4460, page 141, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Mayes by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 4/21/10 and recorded 5/4/10 in Instrument Number 20100504-0033686; and the same property previously conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 2/8/10 and recorded 2/26/10 in Instrument Number 20100226-0014864; Shapiro & Kirsch, LLP was appointed Substitute Trustee by Substitution of Trustee dated 1/15/10 and recorded 1/20/10 in Instrument Number 20100120-0004877 pursuant to the terms of a Deed of Trust executed by Charles K. Bender, a single man, of record in Instrument Number 20021115-0142310; previously conveyed to Charles K. Bender, a separate person, by Warranty Deed from Sara L. Pearson, unmarried, dated 2/20/97 and recorded 2/26/97 in Book 10360, page 486, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4665, page 648; and all matters shown on plat of record in Plat Book 4460, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of October, 2010.

GRANTOR(S):

JAMES MAYES

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Mayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of October, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**.

AFFIANT

SWORN TO and subscribed before me this 8th day of October, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13