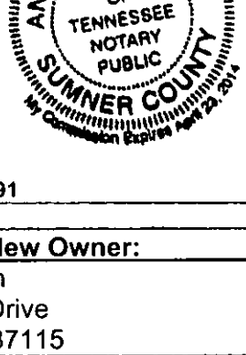
Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 21st day of October, 2010.

Notary Public
My commission expires: 4/23/2014

05-1010-65091

Address of New Owner:	Send Tax Bills to:	Tax Information
Paula Schrum	Magna Bank	42-15-0-116
220 Beverly Drive	P.O. Box 172207	
Madison TN 37115	Memphis, TN 38187-0207	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Mitchell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paula Schrum and husband, Shannon Schrum, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Blair Heights, Section III, of record in Plat Book 2133, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Mitchell by deed from Maude Carroll, dated July 30, 1999, recorded August 11, 1999 in Book 11615, Page 381, Register's Office for Davidson County, Tennessee.

Brenda Mitchell, spouse of James Mitchell, joins in the execution of this instrument to convey her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 220 Beverly Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100067651 DEEDWARR
Recvd: 10/25/10 15:55 2 pgs
Fees:13.00 Taxes:462.50
20101025-0085469

WITNESS my hand this 20th day of October, 2010.

James Mitchell

Brenda Mitchell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Mitchell and Brenda Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 20th day of October, 2010.

State of Tennessee at Large

My Commission expires 4/23/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014