BILL GARRETT, Davidson County
Trans:T20100068811 DEEDWARR
Recvd: 10/29/10 14:40 2 pgs
Fees:13.00 Taxes:647.50
20101029-0086890

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2010. Notary Public My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy Johnson	F&M Bank	Map: 071-16-0
1215 N. 6th St	50 Franklin Street	Parcel: 224.00
Nashville, TN 37207	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY EARWOOD, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY JOHNSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 described as follows: Being Lot No. 176 and the northerly 15 feet of Lot No. 175 on the Map of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee. Said Lot No. 176 and the northerly part of Lot 175 fronts together 45 feet on the easterly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Jerry Earwood by Deed from Deutsche Bank Trust Company Americas, as Trustee for RALI 2006QS18, of record in Instrument No. 20100331-0023896, in the Register's Office for Davidson County, Tennessee, dated March 2, 2010.

Being the same property conveyed to Deutsche Bank Trust Company Americas, as Trustee for RALI 2006QS18 by Trustee's Deed from Shellie Wallace, as successor trustee and Maria Neumann, as co-trustee, of record in Instrument No. 20091217-0114938, in the Register's Office for Davidson County, Tennessee, dated December 2, 2009.

Being a part of the property conveyed to Scott McLeod by Quticlaim Deed from Alice McLeod of record in Instrument No. 20061201-0148491, in the Register's Office for Davidson County, Tennessee, dated November 9, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1215 N. 6th St, Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2010.

Jerry Earwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry Earwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2010.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public

Linda Earwood, spouse of Jerry Earwood, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Linda Earwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Earwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2010.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public