Record 1st

This instrument prepared by:

Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of November, 2010, by and between Roy C Forkum, married and Vasilios Darsinos, unmarried , party of the first part, and Margaret Lindsey Shuman, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING ALL OF LOT: #34 ON THE PLAN OF W.J. MYERS SUBDIVISION OF LOTS: #5, #8, #9 AND PART OF #12 IN MAXEY'S ADDITION TO BROWNSVILLE, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK: #332, PAGE #66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. SAID LOT: #34 FRONTS 50 FEET ON THE EASTERLY SIDE OF PENNINGTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREON.

Being all or part of the same property conveyed to Roy C. Forkum and Vasilios Darsinos, by virtue of that certain Cash Deed dated November 25, 2009, at Instrument No. 20091201-0109797 in the Register's Office of Davidson County, Tennessee.
Sellers warrant that this property has been used for investment purposes only and has never been used as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roy C Forkum

Vasilios Darsinos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roy C Forkum and Vasilios Darsinos, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/18/10 14:20 2 pgs
Fees:13.00 Taxes:407.00
20101118-0092483

Property Owner & Address: Margaret Lindsey Shuman
249 W Smith Street
Gallatin, TN 37066

Tax Parcel No 07211021700

Property Address: 2231 Pennington Avenue
Nashville, TN 37216

MAIL TAX
BILLS TO: Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of November, 2010.

Notary Public

My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY