BILL GARRETT, Davidson County
Trans:T20100079457 DEEDWARR
Recvd: 12/17/10 10:43 2 pgs
Fees:13.00 Taxes:588.30
20101217-0100446

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$160,000.00~~/ 159,000.00

Affiant

Subscribed and sworn to before me this 16th day of December, 2010.

Notary Public
My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

10-0443

Address of New Owner:	Send Tax Bills to:	Tax Information:
James M. Nowlin	Amerifirst Financial Corp	150-08-0
3621 Huntingboro Trail	616 W. Centre Ave.	131.00
Antioch, TN 37013	Portgage, MI 49024	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Helen J. Batson, an unmarried woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James M. Nowlin and wife, Mattie L. Nowlin**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 451 on the Plan of Somerset, Phase I, of record in Book 6900, Page 690 and 691, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard B. Batson and wife, Helen J. Batson by deed from Phillips Builders, Inc., a Tennessee Corporation, dated January 15, 1993, recorded in Book 8844, Page 146, Register's Office for said County. Richard B. Batson having since died.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3621 Huntingboro Trail, Antioch, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

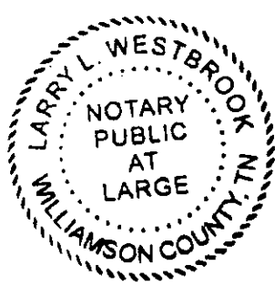
Witness my hand this 16th day of December, 2010.

Helen J. Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Helen J. Batson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2010.



Larry L. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13