This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110005391 DEEDWARR
Recvd: 01/27/11 10:04 3 pgs
Fees:18.00 Taxes:458.80
20110127-0007490

ADDRESS NEW OWNER:
Mary Virginia Alford
1452 Hunters Branch Rd.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee
Fifth Third Mortgage Company
5001 Kingsley Drive
MD: 1MQCB2
Cincinnati OH 45227

MORTGAGEE:
FifthThird Mortgage Co.
5001 Kingsley Drive
Cincinnati, OH 45227

MAP	**172-8**
GROUP	**A**
PARCEL	**55.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew Raines and wife, Sharon Raines,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Mary Virginia Alford and John William Alford** hereinafter called the GRANTEES, 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 Lot No. 55 on the Plan of Resubdivision of Lots 53, 54, 55 and a Common Area, Hunters Branch, Section 2-A, of record in Plat Book 6900, page 165, as amended in Book 6815, page 77, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Raines and wife, Sharon Raines by deed dated May 26, 2004 from Sondra V. Bishop, unmarried of record in Instrument no. 20040607-0067229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1452 Hunters Branch Rd., Antioch, Tennessee 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, thier heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **18th** day of **January, 2011.**

Andrew Raines

Sharon Raines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Andrew Raines and wife, Sharon Raines**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of January, 2011.

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of January, 2011.

NOTARY PUBLIC

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 28, 2012