This Instrument Prepared By and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $119,000.00.

Affiant

Subscribed and sworn before me this the 29th day of March, 2011.

Notary Public
My commission expires: 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110019404 DEEDWARR
Recvd: 04/04/11 10:09 2 pgs
Fees:13.00 Taxes:440.30
20110404-0025523

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shanitia L. Nance	Cendera Funding, Inc.	150-9-180.00
3120 Kinwood Drive	8509 Western Hills Blvd. Suite 100	
Antioch, TN 37013	Fort Worth, TX 76108	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUE E. MARCUM, INDIVIDUALLY, SUE ELLEN MARCUM, TRUSTEE FOR THE SUE ELLEN MARCUM REVOCABLE LIVING TRUST DATED THE 15TH DAY OF FEBRUARY 2008, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHANITIA L. NANCE, A SINGLE WOMAN, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Lot 108, Section V, Forest Park Subdivision, as shown on plat of record in Plat Book 6200, Page 337, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to The Sue Ellen Marcum Revocable Living Trust dated the 15th day of February 2008, Sue Ellen Marcum, Trustee, by Quitclaim Deed from Paul E. Marcum, Sr., dated May 8, 2008, of record in Instrument No. 20080509-0048299, said Register's Office.

And further being the same property conveyed to Paul E. Marcum, Sr. and wife, Sue E. Marcum by Quitclaim Deed from Paul E. Marcum, Sr., dated February 15, 2007, of record in Instrument No. 20070316-0032391, re-recorded in Instrument No. 20070323-0035422, said Register's Office.

The undersigned, Paul Edward Marcum, Sr., spouse of Sue E. Marcum, joins in the execution of this instrument for the purpose of conveying to the Grantee all of his right, title, claim, and interest in and to the above described property, including but not limited to his homestead and any and all other marital rights.

Grantors hereby certify that this property is not the usual place of residence of the Grantors, the Grantor's spouse, or the Grantor's dependent(s).

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3120 Kinwood Drive, 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 Grantee, her heirs, successors and/or assigns, forever. Grantors covenant with Grantee that Grantors 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. 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 Grantee, her successors, 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 the 29th day of March, 2011.

Sue E. Marcum, Individually

Paul Edward Marcum, Sr., Individually

Sue Ellen Marcum, Trustee

Paul Edward Marcum, Sr., Trustee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sue E. Marcum, and Paul Edward Marcum, Sr., 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 and official seal this 29th day of March, 2011.

My commission expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

State of Tennessee
County of Rutherford

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personal appeared Sue Ellen Marcum and Paul Edward Marcum, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The Sue Ellen Marcum Revocable Living Trust dated the 15th day of February 2008, the within named bargainor, a Trust, and that as such Trustees of The Sue Ellen Marcum Revocable Living Trust dated the 15th day of February 2008, executed the foregoing instrument for the purposes therein contained by signing the name of The Sue Ellen Marcum Revocable Living Trust dated the 15th day of February 2008 as Trustees.

Witness my hand and official seal on this 29th day of March, 2011.

Notary Public
My Commission Expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY