NAME AND ADDRESS OF NEW OWNERS:
Linda E. Atkins
104 Rachels Trail Court
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Stewart Title Company
13026 Lebanon Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110033199 DEEDWARR
Recvd: 06/03/11 11:14 3 pgs
Fees:18.00 Taxes:240.50
20110603-0042626

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Map and Parcel 07507025600)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Joshua Ross Finley**, have bargained and sold and do hereby transfer and convey unto **Linda Atkins, unmarried** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30-B on the Plan of the Zone Lot Division of lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, Rachel's Square, Section Two, as of record in Plat Book 6250, page 540 amending Plat Book 5200, Pages 623-625, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah R. Finley by Limited Warranty Deed dated October 26, 1994 from Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F.A. as recorded in Book 9507, Page 579, Register's Office for Davidson County, Tennessee. The said Deborah R. Finley aka Deborah R. Clifford died intestate on July 30, 2010, leaving Joshua Ross Finley as her sole heir at law as evidenced in File No. 10P1480, in the Office of the Clerk for the Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances,

estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2011 real property taxes which will be prorated at closing and payment assumed by the grantees.

I further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, James N. Finley, Jr., as administrator of the estate of Deborah R. Clifford., hereby quitclaim any and all interest of the estate in the herein described property to the said Grantee.

WITNESS MY HAND AND SIGNATURE on this the 31st day of May, 2011.

THE ESTATE OF DEBORAH R. CLIFFORD

BY: Administrator
James N. Finley, Jr.
Administrator

Joshua Ross Finley as attorney in fact
Joshua Ross Finley

STATE OF TENNESSEE)
:ss
COUNTY OF WILSON)

On this the 31st day of May ___, 2011, before me personally appeared James N. Finley, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the administrator of the Estate of Deborah R. Clifford (aka Deborah R. Finley), by virtue of Letters of Administration of record in Probate file # 10P1480, Court Clerk's Office for Probate Court for Davidson County, TN, and that he, as administrator of said estate, acknowledges that he executed the foregoing instrument on behalf of the estate for the purposes therein contained.

WITNESS MY HAND, this 31 day of May, 2011.

My Commission Expires:
9.2.2013

Tracey Trumphour
NOTARY PUBLIC

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
:ss
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James N. Finley, Jr., with whom I am personally acquainted, and who acknowledged that he/she is the attorney in fact of Joshua Ross Finley, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st Day of May, 2011 .

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
:ss
COUNTY OF WILON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of MAY, 2011.
My Commission Expires:
4-20-2015

NOTARY PUBLIC

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.