THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11060577

BILL GARRETT, Davidson County
Trans:T20110038799 DEEDWARR
Recvd: 06/29/11 09:39 2 pgs
Fees:13.00 Taxes:1476.30
20110629-0049550

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2011.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires NOV. 7, 2011

BOX 10-A

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Molly A. James 904 Sutton Hill Road Nashville TN 37204	Farmington Financial Group LLC 1912 21st Avenue South Nashville, Tennessee 37212	Tax Parcel ID No. 11810000600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin J. Drummond, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Molly A. James, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 12 and the Westerly 50 feet of Lot No. 11 of Block "H", Section 2, Battlefield Estates, of record in Book 843, Page 108, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 11 and 12 adjoin and front together 100 feet on the Northerly side of Sutton Hill and run back between lines 195 feet, more or less, on the Westerly line of part of Lot 12, and 198 feet, more or less, on the Easterly line of part of Lot 11, to a dead line in the rear, on which they measure 100 feet.

Being the same property conveyed to Franklin J. Drummond by Warranty Deed from Bernard F. McEvoy and wife, Mariah B. McEvoy, recorded on the 29th day of February, 2008 in Instrument No. 20080229-0020300, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLEFIELD ESTATES, as recorded in Plat Book 843, Page(s) 108, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement recorded in Book 3932, Page 719.

This is improved property located at 904 Sutton Hill Road Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2011.

Franklin J. Drummond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Franklin J. Drummond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED