WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30220
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

BILL GARRETT, Davidson County
Trans:T20110061241 DEEDWARR
Recvd: 10/03/11 10:34 2 pgs
Fees:13.00 Taxes:584.60
20111003-0076259

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo ~~Lynn~~ Bain Lynne	Farmer's Bank & Trust	126-15-B
(NAME)	(NAME)	(MAP)
7120 Commonwealth Circle	330 Mayfield Drive, Ste. C-6	248.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frances Dunaway (formerly known as Frances E. Benz) and spouse, James Landon Dunaway**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jo ~~Lynn~~* Bain, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*Lynne

LAND in Davidson County, TN, BEING Lot No. 141, on the Plan of Section 3, Lexington Point Subdivision, of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Frances E. Benz (now known as Frances Dunaway) and James Landon Dunaway, by deed dated February 17, 2006, from Benjamin E. Johnson and Tatum Johnson, married, of record in Instrument No. 20060222-0020623, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7120 Commonwealth Circle, Nashville, Tennessee 37221

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/our hand(s) this 30th day of September, 2011.

Frances E. Benz Dunaway

James Landon Dunaway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Frances E. Benz Dunaway; James Landon Dunaway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of September, 2011.

Notary Public

My Commission Expires:

