WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

RECORD AND RETURN TO:

STEWART TITLE COMPANY
13026 LEBANON ROAD, STE 100

MT. JULIET, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 05/02/12 08:37 3 pgs
Fees:18.00 Taxes:536.13
20120502-0037349

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAELA L. TRANK	US BANK NA	MAP 64-16 GP D PAR 121.00C0
(NAME) 2240 CRESCENT VALLEY LANE	(NAME) 3180 RIDER TRAIL SOUTH	
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS) EARTH CITY, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES PERKINS, by and through LANNY HUFFMAN, Attorney in Fact, AND WIFE, JESSI PERKINS, by and through LANNY HUFFMAN, Attorney in Fact,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAELA L. TRANK, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 279 on the Plan of Section Three, Truxton Park as of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Perkins, a single man, by deed of record in Instrument No. 20070906-0107061, Register's Office for Davidson County, Tennessee.

JESSI PERKINS join in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

LANNY HUFFMAN executes this instrument as Attorney in Fact for JAMES PERKINS pursuant to Limited Power of Attorney of record in Instrument No. 20120502-0037347, Register's Office for Davidson County, Tennessee.

LANNY HUFFMAN executes this instrument as Attorney in Fact for JESSI PERKINS pursuant to Limited Power of Attorney of record in Instrument No. 20120502-0037348 Register's Office for Davidson County, Tennessee.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 2240 CRESCENT VALLEY LANE, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of April, 2012.

JESSI PERKINS

BY: LANNY HUFFMAN, ATTORNEY IN FACT

JAMES PERKINS

BY: LANNY HUFFMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LANNY HUFFMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged thathe executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for JAMES PERKINS AND WIFE, JESSIPERKINS and is authorized by JAMES PERKINS AND WIFE, JESSI PERKINS to execute this instrument on their behalf.

WITNESS my hand and official seal this 30th day of April, 2012.

NOTARY PUBLIC

My commission expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

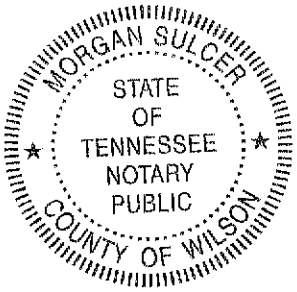
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013