NEW OWNER:

Brigitte King
Ursula Spurgeon
107 Sarver Avenue
Madison, TN 37115

SEND TAX BILLS TO:

206 Treuland Ave.
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0147

Map 043

Group 01-0

Parcel 112.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140017326 DEEDWARR
Recvd: 03/14/14 09:42 2 pgs
Fees:13.00 Taxes:68.45
20140314-0021378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighteen Thousand Five Hundred and 00/100 Dollars** ($18,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **F&M REAL ESTATE TRANSFER CORPORATION** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRIGITTE KING AND URSULA SPURGEON** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of First Revision Of Lot 1 Keels Subdivision, and of record in Instrument No. 20060317-0031076, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to F&M Real Estate Transfer Corporation, by Foreclosure Deed from Jonathan R. Vinson, Trustee, dated October 12, 2012, and of record in Instrument No. 201211060102138, Register's Office for Davidson County, Tennessee. For further reference, Foreclosure Deed of Correction of record in Instrument No. 20130301-0020615. For further reference, Warranty Deed of record in Instrument No. 20040730-0091455.

This is UNIMPROVED property known as 107 Sarver Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **March, 2014**.

F&M REAL ESTATE TRANSFER CORPORATION

By: Norman D. Ellis, Jr., Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, F&M REAL ESTATE TRANSFER CORPORATION, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that NORMAN D. ELLIS, JR., is VICE PRESIDENT of REAL ESTATE TRANSFER CORPORATION, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer

WITNESS my hand and official seal at office 6th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: 8-16-2013

CHRISTY MALONE-SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **18,500.00**.

AFFIANT

Sworn to and subscribed to before me 6th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: 8-16-2013

CHRISTY MALONE-SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY