WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 10:39 2 pgs
Fees:13.00 Taxes:1017.50

20060831-0107624

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Kathryn S. Southern
Affiant

Subscribed and sworn to me on August 29, 2006

Gail C. Victory
NOTARY PUBLIC

My Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clint W. Southern and wife, Kathryn S. Southern 527 Brentview Hills Drive Nashville, TN 37220	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467	160-4-135.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary C. Hall and wife, Anita K. Hall, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Clint W. Southern and wife, Kathryn S. Southern, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Brentview Hills, Section 5, as of record in Book 3842, page 260, Register's Office for Davidson County, Tennessee.

Beginning at a monument in the easterly margin of Trousdale Drive, being the southerly corner of the land in question; thence along said Drive, northerly 524.11 feet to the beginning of a curve; thence around said curve, northeasterly 46.95 feet to a point in the southerly margin of Brentview Hills Drive; thence with the same, easterly 120.26 feet to a monument; thence South 3 deg. 50' 25" west 528.11 feet to the point of beginning.

Being the same property conveyed to Gary C. Hall, a single person, by Warranty Deed dated November 30, 1992 from Ladye Claire Mitchell, a single person, of record in Book 8807, Page 952, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities and all other matters of record applicable to this property.

This property is also known as improved property located at 527 Brentview Hills Drive, Nashville, TN 37220.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Anita K. Hall, wife of Gary C. Hall, joins in this conveyance for the purpose of transferring any marital interest she may have in the property.

WITNESS our hands on August 28, 2006.

Gary C. Hall

Anita K. Hall

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 28, 2006, before me personally appeared Gary C. Hall and wife, Anita K. Hall to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 28, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
DLTN0726