WARRANTY DEED

AT-20070810

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of December, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steve Chaisson James U. Rust, IV	Cadence Bank, N.A.	118-09-0 019.00
1112 Clifton Lane	P. O. Box 1978	
Nashville, TN 37201	Brentwood, TN 37024	

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, Clifton, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Steve Chaisson and James U. Rust, IV, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in the 25th councilmanic district of Nashville, Davidson County, Tennessee, being part of Lot 9 on the unrecorded plan of O.F. Noel's property, known as Noelton, more particularly described as follows:

Beginning at the northeast intersection of Granny White Pike and Clifton Avenue; thence along said Granny White Pike N 9 deg. 25' E, 250.42 feet to the south right of way of Interstate I_440; thence along said right of way S 82 deg 39' 05" E. 360.0 feet to the west line of Evelyn J. Condra described in deed book 8761, page 468, R.O.D.C.; thence along said west line S 7 deg 21' 26" W. 250.31 feet to the north right of way of Clifton Avenue; thence along said Clifton Ave N 82 deg 38' 34" W. 369.0 feet to the point of beginning and containing 2.09 acres.

Being the same property conveyed to Clifton, LLC from Douglas J. Brown and James H. Sherrod, Jr. (aka Jim Sherrod), co-executors of the Estate of Evelyn J. Sherrod by Warranty Deed dated January 1, 1999 and recorded March 12, 1999 in Book 11381, page 547, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1112 CliftonLane, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 10th day of December, 2007

Clifton, LLC by Douglas J. Brown Secretary

Davidson County DEEDWARR
Recvd: 12/26/07 09:40 1 pgs
Fees:13.00 Taxes:11100.00
20071226-0146952

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas J. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be Secretary (or other officer authorized to execute the instrument) of the Cllifton, LLC, the within named bargainor, a corporation, and that Douglas J. Brown as such Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Secretary.

Witness my hand and official seal at Williamson County Tennessee, this 10th day of December, 2007.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY