THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER 36936

Davidson County DEEDWARR
Recvd: 01/09/08 09:14 3 pgs
Fees:18.00 Taxes:295.63
20080109-0002549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($79,900.00) DOLLARS, cash in hand paid by CARLY MICHELE SOUTHWORTH, receipt of which is hereby acknowledged, I, RALPH E. McDEARMON, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said CARLY MICHELE SOUTHWORTH, her heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, State of Tennessee, being Unit 1, of the Deal Avenue Planned Unit Development, as shown on plat of record in Book 6200, Page 354, (also referred to as Parkside Place in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6716, Page 400) in the Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ralph E. McDearmon by deed from Ronnie W. Polson, by: Ronald K. Nevin, Conservator, dated September 29, 1999, of record in Book 11680, Page 201 and by Deed of Correction, dated September 5, 2000, of record in Instrument Number 20000911-0089655, and further corrected by Deed of Correction, of record in Instrument Number 20080109-0002548, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 6200, Page 321 and Book 6200, Page 354, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Waterline Easement in favor of T & E, Inc., of record in Book 7026, Page 854, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Storm Water Detention Agreement, of record in Book 6654, Page 396, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, as set forth in Book 6714, Page 400, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of Parkside Place Homeowners Association, Inc., of record in Book 6714, Page 408, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a lien for special assessment, as contained in restrictions.

This conveyance is subject to the rights of others to use of common areas and/or elements.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CARLY MICHELE SOUTHWORTH, her heirs and assigns, forever. And I do covenant with the said CARLY MICHELE SOUTHWORTH, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2007 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CARLY MICHELE SOUTHWORTH, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 21st day of December, 2007.

RALPH E. McDEARMON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, RALPH E. McDEARMON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 21st day of December, 2007.

NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 07/20/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $79,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rachel Southworth
AFFIANT

Sworn to and subscribed to before me this 21st day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tax Map 091090A00100CO

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. CARLY MICHELE SOUTHWORTH
6050 Deal Avenue
Nashville, TN 37209