THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 10-A RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,500.00. Alison L. Russell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2008. Kathy Snider Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATHY L. SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Lyons Walker Group, LLC.	Owner	MAP 118-13
2600 Otter Creek Road		PARCEL 162
Nashville, TN 37215		
(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, **Harold Wayne Clemmons, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Lyons Walker Group, LLC.**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 number 26 on the Plan of Woodmont Boulevard Section, Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property vested in Harold Wayne Clemmons, Sr. upon the death of Charlene Willis Collier and memorialized by an "Executor's Quitclaim Deed" recorded as instrument number 20040625-0075865, said Register's Office. Property had been conveyed to Charlene W. Collier by deed recorded in Book 4157, page 90, said Register's Office. The said Charlene W. Collier (also known as Charlene Willis Collier) died October 7, 2003. Her Last Will and Testament (filed under Docket number 03P1978 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division) devised the property unto Harold Wayne Clemmons, Sr. and Charles Woodson Clemmons, or their issue. The said Charles Woodson Clemmons pre-deceased Charlene W. Collier (on September 8, 2003) without issue, leaving Harold Wayne Clemmons, Sr. as the sole heir under the said Last Will and Testament of Charlene Willis Collier.

NOTE: This deed corrects the legal description and the omissions in the said "Executors Quitclaim Deed".

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2008 which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 1113, page 296; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 1130, page 2; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **3600 General Bate Drive, Nashville, TN 37204.**

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 my hand this the 3rd day of March, 2008.

Harold Wayne Clemmons Sr

Harold Wayne Clemmons, Sr.

Davidson County DEEDWARR
Recvd: 03/04/08 11:07 2 pgs
Fees:13.00 Taxes:997.15

20080304-0021505

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Wayne Clemmons, Sr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of February, 2008.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public