THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

1717 Alliant Ave.
Suite 5

Louisville, KY 40299

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Address New Owner(s)
Dennis Bryant
6828 Pennywell Dr.
Nashville, TN 37205

Send Tax Bills To:
Dennis Bryant
6828 Pennywell Dr.
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 03/25/08 12:37 2 pgs
Fees:13.00 Taxes:814.00
20080325-0029897

Prepared By:
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Ste 5
Louisville, KY 40299

Map & Parcel Nos.:
115 05 0 055.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **11th day of January, 2008**, by and between **James W. Clark**, a married man, party of the first part, and **Dennis Bryant**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($220,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson, County of Davidson, State of Tennessee:

Being Lot No. 154 on the Plan of West Meade Hills, Section 5, as of record in Book 3300, Page 98, Register's Office for said County. Said Lot No. 154 fronts 130 feet on the easterly side of Pennywell Drive and runs back 298.28 feet on the northerly line and 280.32 feet on the southerly line, to a dead line, measuring 194.75 feet thereon.

This conveyance is made subject to a 10-foot easement for public utilities along the rear line of premises, 2 1/2x25-foot anchor easement at northwest and southwest corners of premises, 40-foot building setback line from Pennywell Drive, and conditions of owners certificate, as shown on plan of record in Book 3300, Page 98, Register's Office for said County; and to Restrictive Covenants of record in Book 3505, Page 361, said Register's Office.

Being the same property conveyed to James W. Clark and wife, Virginia Wilson Clark, from Patrick J. Riley and wife, Pauline W. Riley, by deed dated March 23, 1964, of record in Book 3705, Page 163 in the records for Davidson County, TN. * Deceased

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James W. Clark

Flora J. Clark

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James W. Clark*** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

* and Flora J. Clark, wife

WITNESS my hand and Notarial Seal at office this **11th day of January, 2008**.

My commission expires: 3-20-10

Notary Public

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$220,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

Subscribed and sworn to before me, this **11th day of January, 2008**.

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

PROPERTY ADDRESS:
6828 Pennywell Drive
Davidson, TN 37205