Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2008.

Notary Public
My commission expires: 1/3/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/18/08 07:59 2 pgs
Fees:13.00 Taxes:573.50
20080818-0084230

03-0807-35550

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| David Cleland<br>8300 Sawyer Brown Road, Unit K-304<br>Nashville TN 37221 | FRANKLIN AMERICAN MORTGAGE<br>501 Corporate Centre Dr., Ste. 400<br>Franklin, TN 37067 | 142-05-0-B-059.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry O. Wilkinson and wife, Mary T. Wilkinson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Cleland, unmarried, and Robert Cleland, married, hereinafter called the Grantees, their successors 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 Unit No. K-304, together with the Carport designated as No. K-304C, of River Plantation Condominium Apartments, Section Three, a Condominium, a horizontal property regime, as shown on the Plat of River Plantation Condominium Apartments, Section Three, of record in Book 4675, Pages 75, 76 and 77; as amended in Book 4675, Pages 102, 103, 104 and 105, and Book 6231, Page 156, Register's Office for said County; and established by Master Deed of record in Book 4784, Page 464; as amended in Book 5785, Page 180, Book 5840, Page 663, and Book 11332, Page 134, said Register's Office, all to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Terry O. Wilkinson and wife, Mary T. Wilkinson, by deed from Audrey G. Sneed Bradley and husband, Andrew Bradley, dated 9-22-95, recorded 9-29-95, in Book 9810, Page 180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8300 Sawyer Brown Road, Unit K-304, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of August, 2008.

Terry O. Wilkinson

Terry O. Wilkinson

Mary T. Wilkinson

Mary T. Wilkinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry O. Wilkinson and Mary T. Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**DEE FILES KENNEDY**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 8-8-2012

Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY