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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 11/03/08 13:22 2 pgs
Fees:13.00 Taxes:380.73
20081103-0109232

WARRANTY DEED

Address New Owner(s):
Christopher L. Stratton and
James D. Hall
137 Tomarand Road
Antioch, TN 37013

Send Tax Bills to:
Countrywide Bank, FSB
3011 Armory Drive, Suite 120
Nasvhille, TN 37204

Map/Parcel: 16203014000

FOR AND IN 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, I/we, **Edna Louise Clark, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Stratton and James D. Hall, as joint tenants** with right of survivorship, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 5th Civil District, being Lot No. 157 on the Plan of Antioch Park, Section 5, as of record in Book 4460, page 58, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Bart Drive, common corner of Lots Nos. 156 and 157; thence with the line between said two lots, southerly 188.1 feet; thence with the line between Lots Nos. 157 and 158, northeasterly 185.6 feet to a point in the southwesterly margin of Tomarand Road; thence with said margin, northwesterly 85.82 feet; thence around a curve northwesterly 36.97 feet to a point in the southerly margin of Bart Drive; thence with said margin, westerly 91.24 feet to the point of beginning.

BEING the same property conveyed to Edna Louise Clark by Warranty Deed from O. W. Cooper and wife, Helen B. Cooper, dated July 28, 1972, and recorded on August 2, 1972, in Book 4624, page 421, said Register's Office.

This conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 349 Bart Drive, Antioch, TN 37013

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 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 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 31st day of October, 2008.

Edna Louise Clark

Edna Louise Clark

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edna Louise Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 31st day of October, 2008.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,900.00

Edna Louise Clark

Affiant

Subscribed and sworn to before me this 31st day of October, 2008.

Notary Public

My Commission Expires

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010