WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2008

Notary Public

MY COMMISSION EXPIRES: 11.7.2011
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/02/08 09:57 2 pgs
Fees:13.00 Taxes:1258.00
20081202-0116719

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Clough	Franklin Synergy Mortgage	172-14-B
(NAME)	(NAME)	(MAP)
4720 Sterling Cross	3301 Aspen Grove Drive, #200	206.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Frank A. Colloms and Opal I. Collums, Trustees of Colloms Trust, Dated March 1, 1988, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James A. Clough and Melissa R. Clough, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 206, on the Plan of Final Plat for Winfield Park, Phase 1, Section 2, Revision 1, of record in Instrument No. 20000225-0018480 as revised in Instrument No. 20010313-0024087, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Frank A. Colloms and Opal I. Collums, Trustees of Colloms Trust, Dated March 1, 1988, by deed from Newmark Homes, L.P., a Texas Limited Partnership, dated January 3, 2001, of record in Instrument No. 20010103-0001168, Register's Office for Davidson County, TN. The said Frank A. Colloms having since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4720 Sterling Cross, Nashville, Tennessee 37211

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/our hand(s) this 26th day of November, 2008.

Opal I. Collums Trustee

Opal I. Collums Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Opal I. Colloms, Trustee with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of Colloms Trust, the within named bargainor, a Trust, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Opal I. Colloms, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of November, 2008.

Notary Public

My Commission Expires: 7/5/2011

John M. Wells
State of Tennessee Notary Public
Davidson County