Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/08/09 09:59 2 pgs
Fees:13.00 Taxes:510.60
20090108-0001951

06-0812-73342

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Angela Knee
Affiant

Subscribed and sworn to before me this 6th day of January, 2009.

Jennifer L. Wise
Notary Public
My commission expires: 05/03/2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher N. Clardy	Franklin American Mortgage	071-16-0-078.01
715 Douglas Avenue	501 Corporate Centre Drive, Suite 400	
Nashville TN 37207	Franklin, TN 37067	

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, William H. McClanahan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher N. Clardy, unmarried and Antoine Lee, unmarried, joint tenants, with the 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 part of Lot No. 1, on the Plan of William & Hayes Company's Belle View Subdivision, of record in Book 332, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description, being more particularly described as follows:

BEGINNING on the northerly margin of Mile End Avenue at a point 46 feet East of the easterly margin of Rosedale Avenue; thence northerly 200 feet to a point in the line between Lot No.s 1 and 2 on said plan; thence with the line between said two logs, easterly 54 feet; thence southerly 200 feet to the northerly margin of Mile End Avenue; thence with the same, westerly 54 feet to the beginning.

TOGETHER with an easement through the northern portion of a 46 foot lot immediately west of the property described herein in order to connect with the sewer in Rosedale Avenue.

Included in the above description but express EXCLUDED from this conveyance is that parcel of land described in Instrument of record in Book 8555, Page 506, said Register's Office.

Being the same property conveyed to William H. McClanahan by deed from Arnold Emmitt Quarles, II and wife, Gloria Quarles, dated October 15, 2007, recorded October 17, 2007, of record in Instrument No. 20071017-0123106, 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 715 Douglas Avenue, Nashville, TN 37207

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 6th day of January, 2009.

William H. McClanahan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. McClanahan 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 Mt. Juliet, TN, this 6th day of January, 2009.

Wilson County

My Commission expires

1-17-12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012