THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/13/09 13:15 3 pgs
Fees:18.00 Taxes:397.75

20090113-0003313

From: Cameron A. Clark

To: Stephen D. Arnett, Married

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Stephen D. Arnett	Wachovia Mortgage	061-05-0A-097.00
713 Maple Place	1100 Corporate Center Drive	
Nashville TN 37216	Raleigh, NC 27067	

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Affiant

Subscribed and sworn to before me this ~~22nd~~ 23rd day of December, 2008.

Notary Public
My Commission Expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cameron A. Clark, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Stephen D. Arnett, Married** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 72, on the Plan of Poplar Glen, Phase V, of record in Book 7900, Page 67, and as established in the Master Deed of record in Book 7534, Page 591, as amended in Book 7548, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cameron A. Clark, unmarried by Warranty Deed from Hershell L. Mhoon and wife, Juanita P. Mhoon, of record in Instrument No. 20041116-0137284, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS 713 Maple Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 22nd day **of December 2008.**

Cameron A Clark by J. Israel Gadson Attorney in fact

Cameron A. Clark by J. Israel Gadson, Attorney in Fact

See Attached Exhibit A

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Israel Gadson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Cameron A. Clark , and acknowledged that he executed the same as the free act and deed of the said Cameron A. Clark.

Witness my hand and official seal at Nashville, TN, this 22nd day of December 2008.

Michelle Mangrum
Notary Public

My Commission Expires: 9-19-2011

MICHELLE MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney recorded simultaneously with the subject document.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. Israel Gadson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Israel Gadson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 22nd day of December, 2008.

Notary Public

MICHELLE MANGRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 9-19-2011