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

Davidson County DEEDWARR
Recvd: 02/25/09 14:54 3 pgs
Fees:18.00 Taxes:486.55
20090225-0016717

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $131,500.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2009.

Notary Public
My commission expires:

06-0901-73369

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sean Clark<br>4813 Bowfield Drive<br>Antioch TN 37013 | New South Federal Savings<br>210 Automation Way<br>Birmingham AL 35210 | 149-13-0 032.00 |

# 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, Ken Fox, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sean Clark, 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 Lot No. 183, on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Paul L. Wynn and Barbara C. Robinson, unmarried persons by deed from Richard P. Haight and wife, Virginia M. Haight, dated June 30, 1986, recorded July 8, 1986, of record in Book 6910, Page 719, Register's Office for Davidson County, Tennessee.**

**And being the same property conveyed to Paul L. Wynn and Barbara C. Wynn, husband and wife by deed from Paul L. Wynn and Barbara C. Wynn, formerly known as Barbara C. Robinson, husband and wife who acquired title as unmarried individuals, dated November 15, 2006, recorded February 12, 2007, of record in Instrument No. 20070212-0017816, Register's Office for Davidson County, Tennessee.**

**Further being the same property conveyed to Avelo Mortgage, LLC by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated February 8, 2008, recorded February 12, 2008, of record in Instrument No. 20080212-0013935, Register's Office for Davidson County, Tennessee.**

**Further being the same property conveyed to Ken Fox, an unmarried man by Special Warranty Deed from Avelo Mortgage, LLC, dated July 21, 2008, recorded July 31, 2008, of record in Instrument No. 20080731-0078512, Register's Office for Davidson County, Tennessee.**

**The subject property is neither the principal residence of Grantor nor his spouse or any dependent.**

**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 4813 Bowfield 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, 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 30th day of January, 2009.

Ken Fox

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ken Fox, 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 30th day of January, 2009.

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 05/03/2010

I, Dawn D. Chase 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.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).