PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(DM) Title No: 49704
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Clarence Andrew Elcan 117 Taggart Avenue Nashville, Tennessee 37205	Franklin Synergy Bank 3301 Aspen Grove Drive, Ste 200 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 13005008400

Davidson County DEEDWARR
Recvd: 02/27/09 09:34 2 pgs
Fees:13.00 Taxes:1581.75
20090227-0017209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$427,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory M. Corley and spouse, Pamela C. Corley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clarence Andrew Elcan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 of Block E on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K of record in Book 1130, Pages 71 and 72 Register's Office for said County.

SAID Lot No. 17 of Block E fronts 100 feet on the southerly margin of Taggart Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Gregory M. Corley and wife, Pamela C. Corley by Warranty Deed from Edward B. Waltemath and wife, Ashley F. Waltemath dated June 30, 2005 and recorded on July 20, 2005 of record in Document No. 20050720-0084095 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, Pages 71 & 72, said Register's Office, which Plan shows a 50 foot minimum building setback line from Taggart Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 117 Taggart Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2009.

Gregory M. Corley

Pamela C. Corley

State of TENNESSEE

County of DAVIDSON

On this 26th day of February, 2009 , before me the undersigned authority, personally appeared Gregory M. Corley and Pamela C. Corley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commissior Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $427,500.00

Affiant

Sworn and subscribed before me this the 26th day of February, 2009

Notary Public

My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY