RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09031374**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $755,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2009. Notary Public My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Joshua D. Clinton and Sarah E. Clinton 208 Lauderdale Road Nashville TN 37205	Send Tax Bills To: Countrywide Bank, FSB 801 Crescent Centre Drive Suite 500 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 10312013700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laurence R. Helfer, unmarried and David L. Boyd, unmarried, as joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joshua D. Clinton and wife, Sarah E. Clinton**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING Lot No. 34 and part of Lot 33, BLOCK C, CHEROKEE PARK, SECOND ADDITION, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee and more particularly described as follows: Said Lot No. 34 and part of Lot No. 33 adjoin and front 60 feet on the Northeasterly margin of Lauderdale Road and extend back 179.58 feet more or less, on the Northwesterly line and 183.88 feet (erroneously referred to as 138.88 feet in previous deeds of record) on the southeasterly line to a dead line in the rear, measuring 57.81 feet thereon. Being the same property conveyed to Laurence R. Helfer, unmarried, and David L. Boyd, unmarried, as joint tenants with right of survivorship by Warranty Deed from Meredith M. Griffith, married, recorded July 1, 2004 in Instrument No. 20040701-0078421, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 208 Lauderdale Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2009.

Laurence R. Helfer

David L. Boyd

BILL GARRETT, Davidson County
Trans: T20090025650 DEEDWARR
Recvd: 04/17/09 15:20 2 pgs
Fees: 13.00 Taxes: 2793.50
20090417-0035203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurence R. Helfer and David L. Boyd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2009.

Notary Public

My Commission Expires: 11/2.2/10

