THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090047925 DEEDWARR
Recvd: 07/16/09 09:55 2 pgs
Fees:13.00 Taxes:2201.50
20090716-0066639

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***595,000.00.

Affiant

Subscribed and sworn to before me this 14th day of July, 2009.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER

Douglas B. Clark
2603 Essex Place
Nashville, Tennessee 37212

SEND TAX BILLS TO

Bank of America, N.A.
801 Crescent Centre Drive
Suite 510
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 101-11-0
PARCEL 274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Ninety Five Thousand and 00/100 Dollars ($***595,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lola Blackwell and Charlotte Mabry, Co-Trustees of the Lola Blackwell Revocable Trust U/A/D April 23, 2004, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Douglas B. Clark and wife, Kerstin S. Clark, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 118 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Lola Blackwell, Trustee of the Lola Blackwell Revocable Trust U/A/D April 23, 2004, by Warranty Deed dated March 1, 2005, from Louise Clark Merritt, unmarried, of record as Instrument No. 20050303-0023689 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2603 Essex Place, Nashville, Tennessee 37212.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they as Co-Trustees are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of July, 2009.

Lola Blackwell, Co-Trustee of the Lola Blackwell Revocable Trust U/A/D April 23, 2004

Charlotte Mabry, Co-Trustee of the Lola Blackwell Revocable Trust U/A/D April 23, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lola Blackwell and Charlotte Mabry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Co-Trustees of the Lola Blackwell Revocable Trust U/A/D April 23, 2004, executed the within instrument for the purposes therein contained by signing in their capacity as Co-Trustees.

Witness my hand and official seal this 14th day of July, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY