WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090054535 DEEDWARR
Recvd: 08/10/09 14:16 2 pgs
Fees:13.00 Taxes:775.15
20090810-0075203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2009.

Notary Public:

MY COMMISSION EXPIRES: 2-3-2013
(AFFIX SEAL)

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wesley R. Sweeney	F & M Bank	Parcel ID:
952 Percy Warner Blvd.	50 Franklin Street	12912007700
Nashville, TN 37205	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Philip S. Segraves, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wesley R. Sweeney
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. 81 on the Plan of Warner Park Valley, Section I, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Philip S. Segraves, unmarried, by deed from Clarence F. Johnson and wife, Anna K. Johnson, of record in Book 9962, Page 589, said Register's Office.

This conveyance is subject to (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plan of record in Book 3600, pages 12, 13 and 14, said Register's Office; (3) Joint Driveway Agreement of record in Book 7442, page 342, said Register's Office; and (4) Restrictive Covenants of record in Book 3466, page 89; Book 3577, page 511; Book 3702, page 465; and Book 3770, page 81, said Register's Office.

Power of Attorney of record in Instrument 20090810-0075202, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 952 Percy Warner Blvd., Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs 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. 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 6th day of August, 2009.

Philip S. Segraves by Monica Esquivel - Segraves attorney in fact
Philip S. Segraves

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 Monica Ergueta-Segraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Philip S. Segaves as his Attorney in Fact as the free act and deed of the within named Philip S. Segraves.

Witness my hand and official seal this 6th day of August, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.