

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$164,900.00~~
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 14 DAY OF August, 2009.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) 1-9-2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry D. Eddings, unmarried 1716 Aaronwood Drive Old Hickory, TN 37138	First Community Mortgage Inc. 1610 S Church St Ste A Murfreesboro, TN 37130	Map 63.16 Group A Parcel 11

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,

Mary Ellen Clever, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barry D. Eddings, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hampton Park, formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Page 405, and amended in Plat Book 6900, Pages 550, 551, and 552, as corrected by Certificate of Correction in Book 7462, Page 445, further amended in Book 8181, Page 112, said Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Glenn K. Clever and wife, Mary Ellen Clever by deed from Jay Grant Bailey and wife, Sherri Lynn Bailey dated May 31, 1996, of record in Book 10079, Page 243, Register's Office for Davidson County, Tennessee. Property then conveyed to Mary Ellen Clever, a widow by deed from Mary Ellen Clever, surviving spouse of Glenn K. Clever as per Death Certificate, deed dated March 7, 2005 of record in Instrument Number 20050316-0028630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 405, amended in Book 6900, Page 550, 551, and 552 as corrected by Certificate of Correction in Book 7462, Page 445, further amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hampton Park (f/k/a Chitwood Downs), a Planned Unit Development, Charter of record in Book 8517, Page 762, amend in Book 8833, Page 216, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7351, 852, Amended in Book 7451, Page 739, Amend in Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for utilities to Metro Government in Book 8657, Page 179, said Register's Office.
4) Property is subject to easement for common areas to Hampton Park HOA in Book 8207, Page 276, said Register's Office.
5) 2009 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **1716 Aaronwood Drive, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 14 day of August, 2009.

Mary Ellen Clever

Mary Ellen Clever

BILL GARRETT, Davidson County
Trans:T20090056188 DEEDWARR
Recvd: 08/17/09 16:01 2 pgs
Fees:13.00 Taxes:610.13

20090817-0077402

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Ellen Clever, a widow with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 2009.

Donna C. Plonk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PLONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076