WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-VRE-09-0221

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Clayton	Tennessee Bank & Trust	
221 Garrett Drive	(NAME) 330 Mayfield Drive Suite C-6	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	147-06 10.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRETT P. ECHERD AND WIFE, KATHERINE P. ECHERD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID J. CLAYTON, JR. AND WIFE, SYDNEY A. CLAYTON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 156 ON THE REVISED PLAN OF CALDWELL HALL, SECTION ONE, OF RECORD IN PLAT BOOK 2900, PAGES 57, 58 AND 59, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 156 FRONTS 80 FEET ON THE SOUTHERLY MARGIN OF GARRETT DRIVE AND EXTENDS BACK 153.5 FEET ON THE WESTERLY LINE AND 148.6 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO BRETT P. ECHERD AND WIFE, KATHERINE P. ECHERD BY WARRANTY DEED FROM WESTON V. HARDY III, UNMARRIED, RECORDED ON THE 3RD DAY OF MAY, 2005 IN INSTRUMENT NO. 20050503-0049125, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 2900, PAGES 57-59; BOOK 2929, PAGE 117; AND BOOK 2997, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 221 Garrett Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090075660 DEEDWARR
Recvd: 11/05/09 13:58 2 pgs
Fees: 13.00 Taxes: 814.00
20091105-0102485

Witness my/our hand(s) this 5th day of November, 2009.

Brett P. Echerd

Katherine P. Echerd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett P. Echerd and Katherine P. Echerd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903