RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20090083424 DEEDWARR Recvd: 12/10/09 11:08 2 pgs Fees:13.00 Taxes:355.20 20091210-0112913

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009716

MAP - PARCEL NO. 093-16-0-357.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
New Owner	William Tyler Fruland 79 Donelson St. Nashville, TN 37210	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHRIS CLAUSI, married and JON PAUL TAYLOR, married**, have bargained and sold and by these presents do transfer and convey unto **WILLIAM TYLER FRULAND, unmarried**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot 10, Block C, Hermitage Addition, as shown on plat of record in Plat Book 57, pages 42 and 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris Clausi and Jon Paul Taylor by deed from First Horizon Home Loans, by U.S. Real Estate Services, Inc, as Attorney in Fact, of record in Instrument No. 20090421-0035921, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT NOR HAS EVER BEEN THE MARTIAL RESIDENCE OF THE GRANTORS HEREIN.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters as shown on the plan of record in Plat Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of December, 2009.

CHRIS CLAUSI

JON PAUL TAYLOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRIS CLAUSI and JON PAUL TAYLOR**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 3rd day of December, 2009.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$96,000.00**.

Affiant

SWORN TO and subscribed before me on this 3 day of December, 2009.

My Commission Expires:
7-24-10

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212