THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***191,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20090085685 DEEDWARR
Recvd: 12/21/09 11:29 2 pgs
Fees:13.00 Taxes:706.70
20091221-0115847

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 16th day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

David Clark
1537 Andchel Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO

Same

MAP & PARCEL NOS.

MAP 086-08-0
PARCEL 120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety One Thousand and 00/100 Dollars ($***191,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Gregory T. Salter, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David Clark, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 333 on the Final PUD Plan of Phase 1, Camden Woods, of record in Book 6900, pages 697-698 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gregory T. Salter, unmarried, by Warranty Deed dated February 6, 2003, from Christopher A. Franklin and wife, Dawn D. Franklin, of record as Instrument No. 20030210-0018160 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1537 Andchel Drive, Hermitage, Tennessee 37076.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Final PUD Plan of Phase 1, Camden Woods, of record in Book 6900, pages 697-698 in the 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.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 16th day of December, 2009.

Gregory T. Salter

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 Gregory T. Salter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2009.

Notary Public

My Commission Expires: 8-20-13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY