STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2010.

Notary Public
MY COMMISSION EXPIRES: 11/4/2013
File No. G9-9186D

BILL GARRETT, Davidson County
Trans: T20100011576 DEEDWARR
Recvd: 02/26/10 13:48 5 pgs
Fees: 28.00 Taxes: 203.50
20100226-0014931

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 4, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Clarence Clark, unmarried, and Ellsworth Clark, married (NAME)	Franklin American Mtg Co. (NAME)	43-5-151
232 Roosevelt Avenue (STREET ADDRESS)	501 Corporate Centre, Ste 400 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Charles Cornelius Chenault, Jr., Charles C. Chenault, Jr., Trustee of "The Pauline Bradley Chenault Trust" created by "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, Charles Cornelius Chenault and Ewing C. Chenault,, Co-Succesor Trustees of "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, and as Co-Successor Trustee of "The Pauline Bradley Chenault Trust", Charles Cornelius Chenault, Jr. Trustee, Jomelia Duke Chenault, Trustee. Ewing Callendar Chenault, and Pauline Bradley Chenault**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Clarence Clark, unmarried, and Ellsworth Clark, married,** 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. 20 on the plan of BLOCK "B" KENNASTON ESTATES, as shown by plat of record in Book 843, Page 83, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 20 fronts 50 feet on the southerly side of Roosevelt Street, and runs back between parallel lines, 139 feet to a dead line.

Being the same property conveyed to Neil Chenault by Warranty Deed dated December 17, 1955, from Herman Woosley and wife, Ida H. Woosley, by Warranty Deed in Book 2486, Page 629, said Register's Office.
Neil Chenault died intestate on June 15, 1962, and according to an Affidavit as to Heirs in Instrument No. 20091229-0118100, said Register's Office, left the following heirs with the interest in said property: Elisabeth Callendar Chenault, his spouse (1/3 interest); Ewing Callendar Chenault, a son (2/9 interest); Charles Cornelius Chenault, Jr., a son (2/9 interest); and Pauline Bradley Chenault, a daughter (2/9

interest).
Pauline conveyed her two-ninth's interest in the subject property to Charles Cornelius Chenault, Jr., by Warranty Deed recorded on December 29, 2009, in Instrument No. 20091229-0118101, said Register's Office. Charles Cornelius Chenault, Jr., and Ewing Callendar Chenault, by Deed dated June 20, 1962, conveyed a life estate in and to two-thirds of their interest in the subject property to their mother, Mrs. Elisabeth Mrs Chenault, by Deed in Book 3436, Page 182, Register's Office for Davidson County, Tennessee.
Elisabeth C. Chenault died testate on October 16, 1998, and by virtue of her Last Will and Testament devised the subject property to the Trustee of the Trust Agreement dated April 4, 1996. See Docket No. 2003P-212, Probate Court of Sumner County, Tennessee.
The Elisabeth C. Chenault Revocable Living Trust Agreement dated April 4, 1996, named Elisabeth C. Chenault as the Trustor and distributed all of the Trust Estate upon the death of the Trustor, to Trustor's three children: Pauline Bradley Chenault, Charles C. Chenault, Jr., and Ewing Callendar Chenault. However, the Trustor directed that Pauline Bradley's Chenault's portion of the Trust Estate be held in a Trust known as "The Pauline Bradley Chenault Trust" and Charles C. Chenault, Jr., was appointed as Trustee of said Trust. However, Article VII of said Living Trust appoints Charles Cornelius Chenault and Ewing C. Chenault as "Co-Successor Trustees of all Trusts created hereunder." Charles Cornelius Chenault, Jr., and Ewing C. Chenault, Co-Executors of the Estate of Elisabeth C. Chenault, deceased, and Co-Trustees of the Elisabeth C. Chenault Revocable Living Trust Agreement, conveyed the subject property to Charles Cornelius Chenault, Jr., Ewing C. Chenault and Charles Cornelius Chenault, Jr., Trustee of the Pauline Bradley Chenault Trust, each a one-ninth (1/9) interest, as tenants in common, by "Co-Executors and Co-Trustees Quitclaim Deed" recorded on December 29, 2009, in Instrument No. 20091229-0118102, said Register's Office.

Pauline B. Chenault appointed Charles Cornelius Chenault, Jr., as her attorney in fact by Durable Power of Attorney recorded on December 29, 2009, in Instrument No. 20091229-0118097, said Register's Office.

Neil Chenault conveyed his interest in the subject property to Charles C. Chenault, Jr., and wife, Jomelia Duke Chenault, Trustees, U/A/D November 20, 1995, by Quitclaim Deed recorded on July 3, 1997, in Book 10518, Page 875, said Register's Office. The Neil Chenault referenced in this deed is one and the same person as Charles Cornelius Chenault, Jr. Charles Cornelius Chenault, Jr., is one and the same person as Charles C. Chenault, Jr., and Neil Chenault (as Neil Chenault appears in Book 10518, Page 875, said Register's Office).

Ewing Callendar Chenault is one and the same person as Ewing C. Chenault.

Pauline Bradley Chenault is one and the same person as Pauline B. Chenault.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 232 Roosevelt Avenue, Madison, TN 37115.

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. 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.

Witness my/our hand(s) this 22nd day of February, 2010.

Charles Cornelius Chenault Jr.
Charles Cornelius Chenault, Jr., Individually

February 22, 2010
Date

Charles C. Chenault Jr. Trustee
Charles C. Chenault, Jr., Trustee of "The Pauline Bradley Chenault Trust" created by "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996

February 22, 2010
Date

Charles Cornelius Chenault Co-Successor Trustee
Charles Cornelius Chenault, Co-Successor Trustee of "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, and as Co-Successor Trustee of "The Pauline Bradley Chenault Trust".

February 22, 2010
Date

Charles Cornelius Chenault Jr. Trustee — February 22, 2010

Charles Cornelius Chenault, Jr., Trustee U/A/D November 20, 1995 — Date

Jomelia Duke Chenault, Trustee — February 22, 2010

Jomelia Duke Chenault, Trustee, U/A/D Novemebr 20, 1995 — Date

Ewing Callendar Chenault — February 22, 2010

Ewing Callendar Chenault, individually — Date

Ewing C. Chenault Co Successor — February 22, 2010

Ewing C. Chenault, Co-Successor Trustee of "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, and as Co-Successor Trustee of "The Pauline Bradley Chenault Trust" — Date

Pauline Bradley Chenault by Charles Cornelius Chenault Jr. Attorney in Fact — February 22, 2010

Pauline Bradley Chenault by Charles Cornelius Chenault, Jr., Attorney-in-Fact — Date

---

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Charles Cornelius Chenault, Jr., the bargainor(s), 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 22nd day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Shelby }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ewing Callendar Chenault, the bargainor(s), 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 22nd day of February, 2010.

My Commission Expires: 12-30-2012

Notary Public BILLIE PRITCHETT

BILLIE PRITCHETT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12/30/2012

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named for Charles C. Chenault, Jr., Trustee of "The Pauline Bradley Chenault Trust" created by the Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named for Charles Cornelius Chenault, Co-Successor Trustee of "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, and as Co-Successor Trustee of "The Pauline Bradley Chenault Trust", with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Shelby }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ewing C. Chenault, Co-Successor Trustee of "The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996, and as Co-Successor Trustee of "The Pauline Bradley Chenault Trust"for , with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2010.

My Commission Expires: 12-30-2012

Notary Public BILLIE PRITCHETT

BILLIE PRITCHETT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12/30/2012

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Cornelius Chenault, Jr. Trustee U/A/D November 20, 1995, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker or constituent of the maker, and is authorized by the

maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jomelia Duke Chenault, Trustee, U/A/D/ November 20, 1995, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Cornelius Chenault, Jr., Attorney-in-Fact for Pauline Bradley Chenault, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066