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 $***150,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20100018731 DEEDWARR
Recvd: 03/31/10 11:00 2 pgs
Fees:13.00 Taxes:555.00
20100331-0023952

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 26 day of March, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jamin W. Orrall 934 Strouse Avenue Nashville, Tennessee 37206	SAME	Part of MAP 072-13-0 PARCEL 215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($***150,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Lynn E. Clarke, unmarried, and Erika Johnson, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold and by these presents do transfer and convey unto Jamin W. Orrall, unmarried, , (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:

BEING Lot No. 177 on the Plat of Trevecca Subdivision of Renraw as of record in Book 421, pages 72 and 73 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Lynn E. Clarke and Erika Johnson by Special Warranty Deed dated June 22, 2004, from Aurora Loan Services of record as Instrument No. 20040809-0095579 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 934 Strouse Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Platof Trevecca Subdivision of Renraw of record in Book 421, pages 72 and 73 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 26th day of March, 2010.

Lynn E. Clarke

By: _____
Beverly Wilson
Attorney in Fact

Erika Johnson

By: _____
Beverly Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Beverly Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Lynn E. Clarke and Erika Johnson and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Lynn E. Clarke and Erika Johnson.

WITNESS my hand and official seal this 26th day of March, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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