Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

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

Notary Public
My commission expires: 4-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 04/27/10 10:11 3 pgs
Fees:18.00 Taxes:662.30
20100427-0031725

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Chapman	Bank of America N.A.	161-06-0-008.00
5113 Rhett Drive	9000 Southside Blvd.	
Nashville, TN 37211	Jacksonville, FL. 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan K. Clark, unmarried, and Linda A. Wright, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James R. Chapman, unmarried,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of McMurray Woods, Section Three of record in Plat Book 3300, page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Linda A. Wright, an unmarried woman and Susan K. Clark, an unmarried woman, as Joint Tenants with the Right of Survivorship, by deed from Thomas M. Barber and wife, Maedean P. Barber of record as Instrument No. 20011219-0140294, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5113 Rhett Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 26th day of March, 2010.

Susan K. Clark

Linda A. Wright
by Susan K Clark her attorney in fact

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 **Susan K. Clark,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 26th day of March, 2010.

Notary Public

My Commission expires: 6/9/2013

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 **Susan K. Clark**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Linda A. Wright** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Linda A. Wright.**

Witness my hand and official seal at Franklin, Tennessee, this the 26th day of March, 2010.

Notary Public

My Commission expires: 6/9/2013

FILE NO: 2010021466

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 4/15/12

(Seal)