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 $***132,250.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 04/28/10 15:05 3 pgs
Fees:18.00 Taxes:489.33
20100428-0032417

ADDRESS OF NEW OWNER

David Larsen
210 Ash Grove Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

F & M Bank
50 Franklin Street
Clarksville, Tennessee 37040

MAP & PARCEL NOS.

MAP 162-06-0
PARCEL 395.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand Two Hundred Fifty and 00/100 Dollars ($***132,250.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ryan E. Pryor, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David Larsen, unmarried, and Eric Larsen, unmarried, as tenants in common with the right of survivorship, (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. 90 on the Plan of Hickory View, Section 4, as of record in Plat Book 6900, page 373, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ryan E. Pryor, unmarried, by Warranty Deed dated May 25, 2005, from Charles A. Adefope and wife, Esther F. Adefope, of record as Instrument No. 20050601-0061654 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 210 Ash Grove Drive, Nashville, Tennessee 37211.

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.

GRANTOR COVENANTS with the said GRANTEES 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 the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Hickory View, Section 4, of record in Book 6900, page 373, 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 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.

28th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of April, 2010.

Ryan E. Pryor

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 Ryan E. Pryor, 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 28th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

