Rec't Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

X Brian D. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2010.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G10-0391D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100028910 DEEDWARR
Recvd: 05/13/10 14:24 2 pgs
Fees:13.00 Taxes:488.40
20100513-0037021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian D. Clark, unmarried (NAME)	Guaranty Trust Company (NAME)	150-5-5
2904 Kinwood Drive (STREET ADDRESS)	P.O. Box 1218 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro TN 37133 (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, **Larry Southard, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian D. Clark, 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:

Land in Davidson County, Tennessee, being Lot No. 97 on the plan of FOREST VIEW PARK, SECTION I, as shown by plat of record in Book 3700, Page 109-110, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 97 fronts 80.0 feet on the easterly side of Kinwood Drive and extends back 188.08 feet on the south line, passing a witness line at 145.00 feet and 203.7 feet on the north line. Which is a broken line, passing a witness line at 151.40 feet, to a dead line in the rear, measuring 30.0 feet thereon.

BEING the same property conveyed to Larry Southard from Marilyn Southard, by Quit Claim Deed dated September 27, 1983, in Book 6147, Page 501, in the Register's Office for Davidson County, Tennessee.

Linda S. Southard joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

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 2904 Kinwood Drive, Antioch, TN 37013.

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 30th day of April, 2010.

Larry Southard — April 30, 2010 Date

Linda S. Southard — April 30, 2010 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 Larry Southard and Linda S. Southard, husband and wife, 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 30th day of April, 2010.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ 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 _____ 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 30th day of April, 2010.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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