RETURN TO:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Warranty Deed

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2010.

Rita B. Mitchell
Notary Public

My commission expires: 7-24-11

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher N. Riley Lauren E. Harris	Same.	Map: 83-13
1600 Lillian Street		Parcel: 454
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANNE F. MARTIN NKA ANNE FRASER CLARKE, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER N. RILEY, UNMARRIED, AND LAUREN E. HARRIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 329 on the Plan of the Edgefield Land Co's Second or Spring Subdivision, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne F. Martin by Warranty Deed dated March 15, 2005 from Carolyn S. Head and Stephanie Darnell, of record in Instrument No. 20050324-0032039, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1600 Lillian Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100033359 DEEDWARR
Recvd: 06/02/10 14:39 2 pgs
Fees:13.00 Taxes:732.60
20100602-0042535

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2010.

Anne F. Martin NKA Anne Fraser Clarke
Anne F. Martin NKA Anne Fraser Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne F. Martin NKA Anne Fraser Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2010.

J. Brandon Miller
Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-22-10

Joseph N. Clarke, Jr., spouse of Anne F. Martin NKA Anne Fraser Clarke, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Joseph N. Clarke Jr. by Anne F. Martin NKA Anne Fraser Clarke as Attorney-in-Fact
Joseph N. Clarke, Jr. by Anne F. Martin
NKA Anne Fraser Clarke as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2010, before me personally appeared Anne F. Martin NKA Anne Fraser Clarke, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph N. Clarke, Jr., as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Joseph N. Clarke, Jr.

Witness my hand and seal this 27th day of May, 2010.

J. Brandon Miller
Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-22-10

Power of Attorney recorded contemporaneously herewith as Instrument No. 20100602-0042534, in the Register's Office for Davidson County, Tennessee.