This instrument prepared by:
THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20455.2010

BILL GARRETT, Davidson County
Trans:T20100034041 DEEDWARR
Recvd: 06/04/10 11:09 2 pgs
Fees:13.00 Taxes:1369.00
20100604-0043448

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ashley W. Borders R. Duncan Borders 5035 Marc Drive Nashville, TN 37211	Franklin Synergy Bank 3301 Aspen Grove Dr, #200 Franklin, TN 37067	172 06 0 026.00

WARRANTY DEED

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 hereby acknowledged, we, **James G. Clark and wife, Jennifer Ann Clark**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Ashley W. Borders and R. Duncan Borders, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 61 on the Plan of Harvard Estates, Section III, as shown on plat of record in Plat Book 4660, Page 104, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Said lot number 61 fronts 133.00 feet on the southerly side of Marc Drive and extends back 259.61 feet on the northwesterly line and 262.42 feet on the southerly line to a line on the rear measuring 213.83 feet thereon.

Being the same property conveyed to James G. Clark and Jennifer Ann Clark, husband and wife, by Deed from Deborah Peters Thomas, unmarried, of record in Instrument Number 20060125-0009526, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2010 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to restrictive covenants of record in Book 4681, page 75, said Register's Office.
5. Subject to any and all notes and matters on the plan of record in Plat Book 4660, Page 104, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

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.

This is improved property is known as: 5035 Marc Drive, Nashville, Tennessee 37211

Witness our signatures this 21st day of May, 2010.

James G. Clark

Jennifer Ann Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, James G. Clark and wife, Jennifer Ann Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of May, 2010.

Thomas N. Jones State of Tennessee Notary Public County of Williamson

Notary Public

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Sworn to and subscribed to me this 21st day of May, 2010.

Notary Public

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/9/2013