Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100042191 DEEDWARR
Recvd: 07/09/10 13:54 4 pgs
Fees:23.00 Taxes:685.98
20100709-0053949

ADDRESS NEW OWNER:
Gary A. Clemmons
412 Due West Avenue
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Primary Residential Mortgage, Inc.
277 Wilson Pike Circle
Brentwood, TN 37027

MAP 51-7-24
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles J. Northington, Jr., unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gary A. Clemmons, a single man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Charles J. Northington, Jr. and wife, Dorothy Northington* by deed dated from Helen V. Vick and husband, Robert N. Vick, Sr., dated 5/17/94 of record in Book 9349, page 16, Register's Office for Davidson County, Tennessee.
*The said Dorothy Northington has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **412 Due West Avenue, Madison, Tennessee 37115.**

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, his heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 **30th** day of **June, 2010.**

Charles J. Northington, Jr.

Charles J. Northington, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles J. Northington, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $185,400.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

Exhibit "A"

Being Lot No. 8 on the Map of the Subdivision of the Beasley Property, Section One, not of record and described according to a survey thereof made by R.L. Montoya, dated July 11, 1977, as follows:

Beginning at a point in the north margin of Due West Avenue at the common front corner of Lots Nos. 7 and 8 on said Plan, said point being 557 feet, more or less, west of the intersection of Due West Avenue and Saunders Avenue; thence along said Due West Avenue South 83 deg. 30' 59" East 115.86 feet to an iron pin; said point being the common front corner of Lots 8 and 9; thence with the line between said lots 8 and 9 North 6 deg. 25' 00" East 349.86 feet to an iron pin; thence North 83 deg. 30' 59" West 115.0 feet to an iron pin said point being the common rear corner of Lots 7 and 8; thence with the line between said lots 7 and 8, 56 deg. 23' 41" West 349.86 feet to the point of beginning.