Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/10/10 11:09 3 pgs
Fees:18.00 Taxes:1443.00
20100810-0063125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2010.

Notary Public
My commission expires:

SARAH GWALTNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Sarah Gwaltney
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
William B. Clark 1603 Knox Road Rossville, TN 38066	New Owner	158-3-019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth Burchett Higgs, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William B. Clark and wife, Patricia Clark,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hillsboro Park Subdivision, Section 2, of record in Plat Book 2331, pages 61 and 62, 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 W. A. Higgs and wife, Ruth Burchett Higgs by Warranty Deed dated September 15, 1966 from D. W. Moulton, unmarried, of record in Book 4058, page 941, Register's Office for Davidson County, Tennessee. The said W. A. Higgs died on November 15, 2001, leaving Ruth Burchett Higgs as the surviving tenant by the entirety.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 6117 Gardendale Drive, Nashville, TN 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 9th day of August, 2010.

Ruth Burchett Higgs
by David W. Higgs, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David W. Higgs**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the attorney-in-fact for **Ruth Burchett Higgs**, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for **Ruth Burchett Higgs.**

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of August, 2010.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2010081570

CERTIFICATE OF AUTHENTICITY

I, Traci Bruce, do hereby make oath that I am 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 according to law.

Traci Bruce

Traci Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dawnelle B. Smith, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Bruce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of August, 2010.

Dawnelle B Smith

Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE

388148.01 6361-0001