BILL GARRETT, Davidson County
Trans:T20100061066 DEEDWARR
Recvd: 09/28/10 13:50 2 pgs
Fees:13.00 Taxes:518.00
20100928-0077195

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $140,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2010. Notary Public My Commission Expires: 5/20/14

Address New Owner As Follows: Patrick Collum and Elizabeth Wallace 503 Bagleyshop Drive Nashville, TN 37209	Send Tax Bills To: Access National Mtg. 1800 Robert Fulton Dr Ste 350 Reston, VA 20191	Map-Parcel Number: 090 12 0 143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER J. CLANCY AND WIFE, PAIGE CLANCY AKA MARTHA CLANCY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **PATRICK COLLUM AND WIFE, ELIZABETH WALLACE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Map of Charlotte Park, Section II, as of record in Book 2263, pages 22 and 23, as amended in Book 5015, page 514 and corrected in Book 5125, page 460, Register's Office for Davidson County, Tennessee.

Said Lot 162 fronts 67 feet on the northwesterly side of Bagleshop Drive and extends back 123 feet on the northeasterly line and 138 feet on the southwesterly line, to a broken line, in the rear, on which it measures 83.3 feet.

Being the same property conveyed Christopher J. Clancy and wife, Paige Clancy (aka Martha Clancy) by deed dated August 11, 2006, of record as Instrument No. 20060828-0105941, Register's Office for Williamson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2263, pages 22 and 23, as amended in Book 5015, page 514 and corrected in Book 5125, page 460, Register's Office for Davidson County, Tennessee.

3. Agreement of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

This is improved property known as: **503 Bagleyshop Drive, Nashville, TN 37209**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of September, 2010.

CHRISTOPHER J. CLANCY

PAIGE CLANCY, aka MARTHA CLANCY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER J. CLANCY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of September, 2010

GEORGE CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires MAY 2, 2011

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAIGE CLANCY AKA MARTHA CLANCY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of September, 2010

GEORGE CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 2, 2011