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BILL GARRETT, Davidson County
Trans:T20100067897 DEEDWARR
Recvd: 10/26/10 14:03 2 pgs
Fees:13.00 Taxes:2310.65
20101026-0085719

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **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 $624,500.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2010. Notary Public My Commission Expires:

PEGGY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

Address New Owner As Follows: Richard H. Stout and Katherine M. Stout 1155 Travelers Ridge Nashville, TN 37220	Send Tax Bills To: Fifth Third Bank 5001 Kingsley Drive Cincinnati, OH 45227	Map-Parcel Number: 14507007200

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, **J. CLIFFORD THARP, JR. AND WIFE, ROSE T. THARP**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICHARD H. STOUT AND WIFE, KATHERINE M. STOUT**, 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. 38, on the Plan of Inns of Granny White, as shown on Plat of record in Plat Book 6250, page 460, as revised by Book 6900, page 125, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J. Clifford Tharp, Jr., and wife, Rose T. Tharp, by deed dated August 25, 1989, from Southern Home Builders, Inc., a Tennessee corporation, recorded on September 5, 1989, of record in Book 7930, page 603, said Register's Office.

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. Matters shown on the Plan of record in Book 6250, page (s) 460, as revised in Book 6900, page 125, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 635, page 715, Book 1108, page 640, Book 6566, page 473, and Book 8595, page 423, said Register's Office.

3. Declaration of Restrictive Covenants for Inns of Granny White of record in Book 6566, page 473, as amended in Book 8595, page 423, as further amended in Instrument No. 20060308-0027157, said Register's Office.

This is improved property known as: **1155 Traveler's Ridge, Nashville, TN 37220**.

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 ____ day of October, 2010.

J. Clifford Tharp, Jr.

Rose T. Tharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. CLIFFORD THARP, JR.**, 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 18 day of October, 2010

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSE T. THARP**, 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 18 day of October, 2010

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____