BILL GARRETT, Davidson County
Trans:T20100080583 DEEDWARR
Recvd: 12/22/10 13:00 3 pgs
Fees:18.00 Taxes:1335.70
20101222-0101812

THIS INSTRUMENT PREPARED FOR RECORDING BY:
SHANKS & BLACKSTOCK, ATTYS.
POST OFFICE BOX 1346
KNOXVILLE, TN 37901

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, 2010, between WILLIAM B. CLARK, First Parties, and WILLIAM C. ABLE AND WIFE, MICHEAL ABLE, Second Parties.

WITNESSETH:

That said First Parties, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hillsboro Park Subdivision, Section 2, of record in Plat Book 2331 page 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

THE NAME AND ADDRESS OF A PROPERTY OWNER:
WILLIAM C. ABLE & MICHEAL ABLE
ADDRESS: 6117 GARDENDALE DRIVE
NASHVILLE, TN 37215

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME AS ABOVE
ADDRESS:

PARCEL ID NO. 158 03 00 1900

BEING the same property conveyed to William B. Clark by Quit Claim Deed dated November 12, 2010 from Patricia Clark of record in Instrument No. 201011120090848 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions shown on the recorded plat.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2010, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

WILLIAM B. CLARK

STATE OF TENNESSEE)

: ss.

COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, WILLIAM B. CLARK, the within named bargainors, 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 and official seal at office, in Williamson County, this 17th day of December, 2010.

NOTARY PUBLIC for the State of Tennessee

AARON FORTNER STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires:

4/13/2014

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $361,000.00. Affiant: Anita Furrow.

Subscribed and sworn to before me this 17TH day of DECEMBER, 2010.

NOTARY PUBLIC Catherine R. Crisp

My Commission Expires: 3/3/14

CATHERINE R. CRISP STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY