THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29920-01-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 27th day of January, 2011. Notary Public My Commission Expires: August 23, 2011

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Gary Worsham, Sherry Worsham 4307 Nebraska Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 040 23100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan C. Clark and wife, Kristin E. Clark**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Worsham and wife, Sherry Worsham** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4307 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of January, 2011.

Bryan C. Clark

Kristin E. Clark

BILL GARRETT, Davidson County
Trans:T20110005962 DEEDWARR
Recvd: 01/31/11 10:05 2 pgs
Fees:13.00 Taxes:1202.50
20110131-0008265

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bryan C. Clark and Kristin E. Clark**, 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, at office, this 27th day of January, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 of Block 15 on the Map of a Part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bryan C. Clark and wife, Kristin E. Clark, by deed dated January 27, 2006, from Richard Whetsel and wife, Darlene Whetsel, of record in Instrument No. 20060202-0013129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 103 040 23100.
2. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.