Return to: JTC
23360-3

BOX 14-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110044771 DEEDWARR
Recvd: 07/25/11 11:21 2 pgs
Fees:13.00 Taxes:1295.00
20110725-0056694

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50935
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dennis W. Clark 1207 Saxon Drive Nashville, Tennessee 37220	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 14507002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Stanley Fossick and spouse, Carol Etherington Fossick**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis W. Clark,** unmarried hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hillmont Estates, Section One of record in Book 3700, page 100, Register's Office for said County, to which Plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stan Fossick and wife, Carol E. Fossick, by Warranty Deed from Rosecrans Baldwin and wife Ann Behr Baldwin, dated May 18, 1984 and recorded on May 22, 1984, of record in Book 6296, page 597, Register's Office for Davidson County, Tennessee and further conveyed from Joseph Stanley Fossick and Carol Ethernington Fossick by Quitclaim Deed to James C. Gooch of record in Book 10953, page 996, and further conveyed from James C. Gooch to Joseph Stanley Fossick and wife, Carol Ethernington Fossick, as equal tenants in common, by Deed dated May 27, 1998 of record in Book 10953, page 996, Register's Office for Davidson County, Tennessee.

Stan Fossick being one and the same as Joseph Stanley Fossick and Carol E. Fossick being one and the same as Carol Etherington Fossick.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: restrictive covenants of record in book 4074, page 626, Register's Office of Davidson County, Tennessee; Easement for Water Mains and Appurtenances to the Metropolitan Government of Davidson County, Tennessee of record in Book 4556, page 710, said Register's Office; Accepting this Deed, Grantees covenant to pay for said lot described herein and hereby conveyed, one-fifth of maintenance and upkeep of the private roadway and public utility easement 30' wide extending between the north property line and south property line of lot described herein, and all parts thereof, as shown on the recorded plan of Hillmont Estates. This covenant shall run with the land and to secure the performance thereof, a lien is retained in favor of the Grantors and or its assigns per Deed of record in book 4903, page 710, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property, known as: 5111 Granny White Pike, Nashville, Tennessee 37220 and as mailing address of 1207 Saxon Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2011.

Joseph Stanley Fossick

Carol Etherington Fossick

State of TENNESSEE
County of DAVIDSON

On this 21st day of July, 2011 , before me the undersigned authority, personally appeared Joseph Stanley Fossick Carol Etherington Fossick , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Sworn and subscribed before me this the 21st day of July, 2011

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY