BILL GARRETT, Davidson County
Trans:T20110073542 DEEDWARR
Recvd: 11/21/11 11:07 2 pgs
Fees:13.00 Taxes:240.50
20111121-0090927

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF November, 2011.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

MARK BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna M. Josslyn 1211 Clarke,Street Old Hickory, TN 37138	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map & Parcel 05303005500

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joan Hall McFarlin aka Joan H. McFarlin, unmarried by and through Donald E. Clifford, Jr. Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Donna M. Josslyn, an unmarried woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in the 4th Civil District of Davidson County, Tennessee, being described as follows:

Being Lot No. 76, Section "B", Village of Old Hickory, as shown on Plan recorded July 16, 1948, Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, located on the northeast corner of the intersection of Clarke and Thirteenth Streets, containing 0.13 acres, more or less.

Being the same property conveyed to J. Spencer Hall and Grace B. Hall, his wife, as tenants by the entireties by deed from E. I. Dupont de Nemours and Company dated June 28, 1951, of record in Book 2014, Page 346, Register's Office for Davidson County, Tennessee. Grace B. Hall died July 29, 1985, vesting the property in J. Spencer Hall, as surviving tenant by the entirety. Property now vests in Joan Hall McFarlin as devisee of The Last Will and Testament of J. Spencer Hall dated September 9, 1994 of record in Book 214, Page 69, Probate Docket #97P-943, Probate Court Clerk's Office for Davidson County, Tennessee. Joan Hall McFarlin and Joan H. McFarlin are one and the same person.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20111121-0090926, Register's Office for County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 2014, Page 346, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1211 Clarke Street, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 18th day of November, 2011.

Joan Hall McFarlin by Donald E. Clifford, Jr. Attorney in Fact

Joan Hall McFarlin by Donald E. Clifford, Jr.
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Clifford, Jr., Attorney-in-Fact for Joan Hall McFarlin, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Joan Hall McFarlin for the purposes therein contained.

WITNESS my hand and official seal this 18 day of November, 2011

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076