WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120005818 DEEDWARR
Recvd: 01/25/12 09:25 2 pgs
Fees:13.00 Taxes:721.50
20120125-0006864

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00.

Glaird Williamson
Affiant

Subscribed and sworn to me on January 20, 2012.

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Will Caldwell
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25230SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly Ann Clark 4422 Pecan Valley Road Nashville, TN 37218	Primary Residential Mortgage, Inc. 4750 West Wiley Post Way, Ste 200 Salt Lake City, UT 84116	056-063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John R. Pfeiffer, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kimberly Ann Clark, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land in Davidson County, Tennessee, on the southerly margin of Pecan Valley Road, being all of the property described in Deed Book 7621, page 344, in the Register's Office for Davidson County, Tennessee, and further described according to a Mortgage Loan Inspection by Campbell Surveying Co., Inc., dated December 23, 1992, as follows:

Beginning at a point in the southerly margin of Pecan Valley Road, said point being located at the northwest corner of the Al Johnson Tract (Deed Book 7306, page 790), and the northeast corner of the herein described tract; thence leaving said margin of said Road, South 15 deg. 30 min. 16 sec. East 1,205.4 feet to a point; thence South 81 deg. 34 min. 26 sec. West 46.0 feet to a point; thence South 48 deg. 31 min. 00 sec. West 200.24 feet to a point; thence North 15 deg. 34 min. 49 sec. West 968.4 feet to an iron pin in the southerly margin of Pecan Valley Road; thence with said margin of said Road, North 43 deg. 07 min. 28 sec. East 267.11 feet to the point of beginning.

Being the same property conveyed to John R. Pfeiffer, unmarried, by Warranty Deed from John B. Thornburg, unmarried, recorded in Book 9749, page 531, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4422 Pecan Valley Road, Nashville, TN 37218.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on January 20, 2012.

John R. Pfeiffer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 20, 2012, before me personally appeared John R. Pfeiffer to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 20, 2012.

NOTARY PUBLIC

My Commission Expires:

WILL CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE