(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1125

BILL GARRETT, Davidson County
Trans:T20120032530 DEEDWARR
Recvd: 05/03/12 11:23 2 pgs
Fees:13.00 Taxes:821.40
20120503-0038067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger E. Graham and wife, Denese Cure'**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Hendricks and wife, Muna J. Hendricks**, 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:**

A certain condominium apartment in Davidson County, TN, described as Unit No. 2 of The Clairmont Condominiums, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of The Clairmont Condominiums, recorded in Plat Book 6200, page 551, said Register's Office, and described in a Master Deed recorded in Book 7096, page 940 as amended in Book 7108, page 98 and Book 8263, page 703, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Clairmont Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7096, page 940 as amended in Book 7108, page 98 and Book 8263, page 703, and By-Laws appended thereto in Book 7096, at page 948 as amended in Book 7117, page 70, Book 7637, page 319 and Instrument No. 20081210-0119056, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Roger E. Graham and wife, Denese Cure' by deed from Mary Lou Hyatt dated June 20, 1994 of record in Book 9386, Page 481, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3013 Woodlawn Drive, Nashville TN, 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 1st day of May, 2012.

X _____
Roger E. Graham

X _____
Denese Cure'

State of Tennessee)
County of Davidson)

On this 1st day of May, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roger E. Graham and Denese Cure', the bargainor(s), 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.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 2-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 222,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of May, 2012.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 2-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Scott Hendricks 3013 Woodlawn Drive Nashville, TN 37215	F & M Bank 10 Cadillac Way, Ste. 100 Brentwood, TN 37027	117-2-D-2CO