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. 30645-05-2012** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $727,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2012. Notary Public My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Clay L. Staley Julia C. Staley 305 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** Franklin American 501 Corporate Ctr Dr. Ste 400 Franklin Tennessee, 37067 Franklin American	**Tax Information:** Map and Parcel No.: 116 100 09200

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, **Edward A. Fish and wife, Marguerite E. Fish,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay L. Staley and wife, Julia C. Staley** ("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 305 Jackson Boulevard, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20120045067 DEEDWARR
Recvd: 06/19/12 09:09 3 pgs
Fees:18.00 Taxes:2726.90
20120619-0053502

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of June, 2012.

Edward A. Fish

Marguerite E. Fish

STATE OF TENNESSEE
COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward A. Fish and Marguerite E. Fish**, 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 7th day of June, 2012.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of A. M. Bransford's Subdivision of Lots 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, of record in Plat Book 421, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward A. Fish and wife, Marguerite E. Fish, by deed dated May 31, 1983, from Patricia C. Brewer, of record in Book 6068, page 376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.