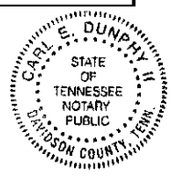
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/12 11:52 2 pgs
Fees:13.00 Taxes:2016.50
20121227-0119343



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$545,000.00

Affiant

Subscribed and sworn to before me this 21st day of Dec, 2012

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Russell F. Dunn	F&M Bank	105-09-0-446.00
1431 Glenmore Drive	P.O. Box 451	
Cantonment, FL 32533	Clarksville, TN 37041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Russell F. Dunn and Donna H. Dunn, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of The Resubdivision of part of Lot No. 39, Waverly Place, of record in Book 3842, page 234, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 53.83 feet on the northerly side of Caldwell Avenue and extends back between lines 158.89 feet on the easterly line and 158.83 feet on the westerly line to an alley in the rear measuring 53.83 feet thereon.

Being the same property conveyed to Ira Walter Dobbins and wife, Frances Catherine Dobbins by on May 15, 1970 of record in Book 4447, page 403, Register's Office for Davidson County, Tennessee. Ira Walter Dobbins having died leaving said property to Frances Catherine Dobbins by right of survivorship. Said property being further conveyed to William H. Smallman, from The Estate of Frances Catherine Dobbins, by deed on February 24, 2012, of record in Instrument Number 20120301-0018012, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3842, page 234, Register's Office Davidson County, Tennessee.

This is improved property known as: **1008 Caldwell Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this December 21, 2012.

William H. Smallman by as attorney-in-fact
William H. Smallman

STATE OF TENNESSEE

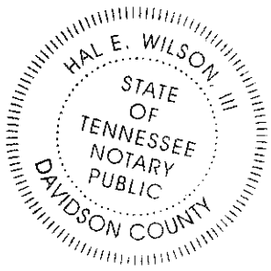
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William H. Smallman, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William H. Smallman, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of December, 2012.

_____ My Commission Expires: 7/6/15

NOTARY PUBLIC



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

