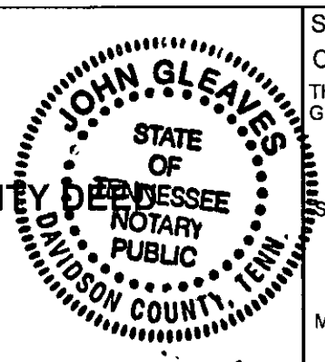
WARRANTY DEED



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

R-FSBO-12-3910

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Workman	David L. Workman	
2011 Cedar Lane	(NAME) 2011 Cedar Lane	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	091-16-308.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAIRE N. HENDERSON, MARRIED, AND AND PAMELA C. TOWNES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID L. WORKMAN AND WIFE, HARRIET G. WORKMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 6 OF BLOCK 10, ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION, OF RECORD IN BOOK 57, PAGES 160 & 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLAIRE N. HENDERSON, UNMARRIED BY DEED FROM DAVID H. CARTER, JR, UNMARRIED OF RECORD IN INSTRUMENT 200708170098322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 15, 2007, AND RECORDED AUGUST 17, 2007. AND BEING THE SAME PROPERTY CONVEYED TO CLAIRE N. HENDERSON, UNMARRIED AND PAMELA C. TOWNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM CLAIRE N. HENDERSON, UNMARRIED, OF RECORD IN INSTRUMENT 200710010117124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 26, 2007, AND RECORDED OCTOBER 2, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGES 160 AND 161, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

unimproved ( )

This is improved (X) property, known as 3910 Park Avenue, Nashville, Tennessee 37209

(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130007448 DEEDWARR
Recvd: 01/28/13 13:33 2 pgs
Fees:13.00 Taxes:547.60
20130128-0008810

Witness my/our hand(s) this 26th day of October, 2012.

Claire N. Henderson

Pamela C. Townes by Claire N. Henderson as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CLAIRE N. HENDERSON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pamela C. Townes and who acknowledged he/she/they executed the same as the free act and deed of the said Pamela C. Townes.

Witness my hand and official seal, this the 26 day of October, 2012.

Notary Public
My Commission Expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claire N. Henderson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of October, 2012.

Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903