WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,800.00** Affiant Subscribed and sworn to before me, this 18th day of March, 2013 Notary Public MY COMMISSION EXPIRES: 05-06-13 (AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Stern		136-06-0
(NAME)	(NAME)	(MAP)
232 Clearlake Drive West	NEW OWNER	005.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Doris J. Francois, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Fred Stern and Sheila Henderson, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section Four, Priest Lake Park, of record in Book 4460, Pages 15,16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard J. Francois and wife, Doris J. Francois by deed from American Homes, a partnership by Ralph Stevens, partner of record in Book 4737, Page 680, as corrected in Book 7649, page 981, Register's Office for Davidson County, Tennessee, dated August 10, 1973. The said Howard J. Francois having since died.

This property known as 232 Clearlake Dr W Nashville, TN 37217.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 232 Clearlake Drive West, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20130022722 DEEDWARR
Recvd: 03/20/13 10:37 2 pgs
Fees:13.00 Taxes:602.36
20130320-0027583

Witness my/our hand(s) this 18th day of March, 2013.

Doris J. Francois

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Doris J. Francois, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of March, 2013.

Notary Public

My Commission Expires: 9/23/13

