This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Tony R. Clouse
1511 Dickerson Road
Nashville, TN 37207

SEND TAX BILL:
To Owner

BOOK 11681 PAGE 964

MAP AND PARCEL:
MAP 69-16
PARCEL 119
13DA-60885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George W. Sinor, a widower hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tony R. Clouse, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 5 and a triangular strip off of the northerly portion of Lot No. 29, on the Plan of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, of record in Plat Book 421, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to George W. Sinor and wife, Evelyn P. Sinor, by deed from Earl P. Sinor and wife, Erma Sinor of record in Book 1555, Page 221, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 421, Page 19, in said Register's Office.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 3503 N. Hydes Ferry Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tony R. Clouse, unmarried, their heirs and assigns, forever; and we, George W. Sinor, a widower 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

06111173
COMPARISON REFERENCE
99 SEP 30 PM 12:02
WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
135 09/20 0101 02CHECK 251.50

Witness my hand this the 29th day of September, 1999.

George W. Sinor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George W. Sinor, a widower the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00

AFFIANT

Subscribed and sworn to before me this 29th day of September, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11681 PAGE 966

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

U64/173

IDENTIF. & REFERENCE

99 SEP 30 PM 12:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

09/30/99 01 12:05 0001 4135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522039