Davidson County DEEDWARR
Recvd: 03/20/01 13:48 2pgs
Fees:11.00 Taxes:370.00
20010320-0026724

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WARRANTY DEED

This Indenture made this **14th** day of **March, 2001** between **Elizabeth Clopton, unmarried, ,** GRANTOR, and **Ernie Gendron and wife, Jennifer Gendron ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 243, on the Plan of Horton Heights, Section B, as of record in Book 2133, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 243 fronts 172.8 feet on the northeasterly side of West Hillwood Boulevard, formerly Hainey Drive and extends back between lines 364.2 feet on the northwesterly side and 420.0 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 85.0 feet thereon.

Being the same property conveyed to Max William Clopton and wife, Elizabeth Clopton by deed from Robert L. Petter, et ux, of record in Book 3641, page 383, Register's Office for Davidson County, Tennessee. Said Max William Clopton having since conveyed his interest to Elizabeth Clopton by quitclaim deed of record in Book 4525, page 276, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 2133, page 70, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2200, page 490, Register's Office for Davidson County, Tennessee.

Improved property known as 836 West Hillwood Drive, Nashville, Tennessee 37205.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **14th** day of **March, 2001.**

Elizabeth Clopton

Elizabeth Clopton

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Clopton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 14th day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2002 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $100000

Affiant

Subscribed and sworn before me this 14th day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2002 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Ernie Gendron
2002 Richard Jones Road Suite 202B
Nashville, Tennessee 37215

Send Tax Bills to: New owner

Map & Parcel Number:

Map 102-11 Parcel 80