RETURN TO:
AMERICAN TITLE CO., INC.
125 GLANCY ST.
GOODLETTSVILLE TN 37072

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/01/01 10:15 3pgs
Fees:18.00 Taxes:148.00

20011001-0105445

WARRANTY DEED

THIS INDENTURE is made and entered into this ~~21st~~ 24th day of **September, 2001, by and between RUSSELL TEMPLE and JOZELLA TEMPLE, HUSBAND AND WIFE, hereinafter called Grantors, and LESA L. CLIFTON, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RUSSELL TEMPLE and JOZELLA TEMPLE, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto LESA L. CLIFTON, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 624 CENTER STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Russell Temple
RUSSELL TEMPLE
Signature of Seller

Jozella Temple
JOZELLA TEMPLE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RUSSELL TEMPLE and JOZELLA TEMPLE, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

LESA L. CLIFTON, UNMARRIED

624 CENTER STREET
MADISON, TN 37115

Property Address:

624 CENTER STREET
MADISON, TN 37115

Person Responsible for Taxes:
COUNTRYWIDE HOME LOANS, INC.
PO BOX 670009
DALLAS, TX 75267-0009

Map & Parcel #: MAP 52-7, PARCEL 8

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of **September, 2001.**

Notary Public

My Commission Expires: 8/4/03

DOLORES E. MUELLER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 20 of Block "B" on the unrecorded Plan of Home Acres, and described according to a copy of a plan made by Blanchard & Parrish Engineers as follows:

BEGINNING at a point in the westerly margin of Center Street; at the corner of Lots 19 and 20: thence with the line between said lots, westerly 225 feet to a point; thence southerly 100 feet to a corner of Lot 21; thence with the line between Lots 20 and 21, easterly 225 feet to the west margin of Center Street; thence with the margin of the same, northerly 100 feet to the point of beginning.

BEING the same property conveyed to RUSSELL TEMPLE and JOZELLA TEMPLE, HUSBAND AND WIFE, by Deed from LEE ANN CUNDIFF, UNMARRIED, of record in INSTRUMENT NO. 20000-62200623, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the &year& and subsequent years, A LIEN, not yet due and payable (MAP 52-7, PARCEL 8).

2. Right of Way for Center Street.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, of record in Book 6391, page 678, said Register's Office.

4. Unrecorded easements for roads and utilities, if any.