PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi) Title No: 42989
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/30/01 12:55 2pgs
Fees:13.00 Taxes:1702.00
20011030-0118150

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel C. Clements 815 Timber Lane Nashville, Tennessee 37215	same

TAX MAP-PARCEL NUMBERS: 117-02-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel C. Clements, Trustee and Executor of the Estate of Rosalind C. Clements with full power to convey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel C. Clements,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 16, of Block 5, on the Plan of the Stokes Tract, of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin, said pin being in the easterly margin of Timber Lane; Thence, with said margin of Timber Lane, N 4 degrees 00 minutes 00 seconds E 95.00 feet to an iron pin; Thence leaving said margin of Timber Lane, S 83 degrees 39 minutes 52 seconds E 194.15 feet to an iron pin; Thence, S 9 degrees 26 minutes 44 seconds W 100.40 feet to an iron pin; Thence N 82 degrees 00 minutes 44 seconds W 184.91 feet to the point of beginning.

Being the same property conveyed to Rosalind C. Clements, a married person, by Deed from Kim Douglas Barrett and wife, Lee Barrett by Deed of record in Book 8672, Page 663 and corrected by instrument of record in Book 8727, Page 340, both in the Register's Office for Davidson County, Tennessee. Rosalind C. Clements has since died, married and testate. By Will of record in **Will Book 2082, Page 382974.** Probate Court for Davidson County, Tennessee, the said Rosalind C. Clements appointed Daniel C. Clements and Anne C. Borum as Personal Representatives and Trustees with full power to convey subject property. Anne C. Borum declined to serve. Letters Testamentary were granted to Daniel C. Clements by said Probate Court Clerk's Office of Record in **Minute Book 2082, Page 382968.**

This description is the same as that of the last deed of record.

This is improved property, known as: 815 Timber Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on October 30, 2001.

Daniel C Clements

Daniel C. Clements, as Trustee and Executor
Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared Daniel C. Clements, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on October 30, 2001.

Judy R. Montague
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 29, 2005

JUDY R. MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
Affix Notary Seal

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 460,000.00

D C Clements
Affiant

Sworn and subscribed before me on October 30, 2001.

Judy R. Montague
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 29, 2005

JUDY R. MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Wldoc: Deed With Cons Indic QDoc