37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
George W. Clinton and Joseph Spivey 1708 Grand Avenue Nashville, TN 37212	Same	104-04-0 133.00

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/20/01 16:20 3pgs
Fees:18.00 Taxes:1646.50

20011220-0140934

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **EDWARD H. ARNOLD** ("Grantor") has bargained and sold, and hereby transfers and conveys to **GEORGE W. CLINTON AND JOSEPH SPIVEY** ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been paid and prorated between the parties.

2. Matters shown on the Plan of Record in Book 57, page 33, Davidson County Register's Office .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

George W. Clinton
Affiant

Subscribed and sworn to before me, this the 19 day of December, 2001.

Notary Public
My Commission Expires: 1-23-03

NOTARY PUBLIC AT LARGE STATE OF TE

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3. Utility easements of record in Book 4577, page 591, said Register's Office.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 19th day of December, 2001.

Edward H. Arnold by

EDWARD H. ARNOLD
By: John B. Ingleson, his Attorney-in-Fact

This is improved property, known as 1008 17th Avenue South, Nashville, Tennessee 37212.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, Malinda White, Notary Public, John B. Ingleson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of Edward H. Arnold, and who is authorized by Edward H. Arnold to execute this instrument on behalf of Edward H. Arnold.

WITNESS my hand, at office, this 19th day of December, 2001.

Malinda White

Notary Public
My Commission Expires: 1-25-03

NOTARY PUBLIC AT LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Margaret R. Shield's Subdivision of Lot Nos. 5 and 6 of O. B. Hayes' Plan, of record in Book 57, page 33, Register's Office for said County, as follows:

> Said Lot No. 17 fronts 50 feet on the easterly side of 17th Avenue south, formerly Addison Street and runs back between parallel lines 182½ feet to an alley.

Being the same property conveyed to Edward H. Arnold by deed from Frank T. Battista, Julie A. Battista Knight and Maria Battista Kerle, of record in Book 11155, page 264, said Register's Office.