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

RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **February, 2002, by and between CEDAR GLEN, INC., A TENNESSEE CORPORATION, hereinafter called Grantor, and AARON CLIFFORD and JANELLE CLIFFORD, HUSBAND AND WIFE, hereinafter called Grantees.**

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, CEDAR GLEN, INC., A TENNESSEE CORPORATION, Grantor, does hereby bargain, sell, transfer and convey unto AARON CLIFFORD and JANELLE CLIFFORD, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 Grantor 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 1401 JONES AVENUE, NASHVILLE, TN 37207.

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

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 02/28/02 08:56 3pgs
Fees:18.00 Taxes:148.00
20020228-0025335

CEDAR GLEN, INC., A TENNESSEE CORPORATION

JOEL C. COOPER, PRESIDENT
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JOEL C. COOPER AND with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be PRESIDENT of CEDAR GLEN, INC., the within named bargainor, a Tennessee corporation, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as PRESIDENT.

Witness my hand, at office, in GOODLETTSVILLE, DAVIDSON County, this **7th**, day of **February, 2002.**

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

AARON CLIFFORD and JANELLE CLIFFORD, HUSBAND AND WIFE

212 Apache Trail
White House, Tn
37188

Property Address:

1401 JONES AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

GOODLETTSVILLE

Map & Parcel #: MAP 71-16, PAGE 28

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 **7th** day of **February, 2002.**

Notary Public

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

My Commission Expires: 5/30/2004

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MADISON, TN 37115

EXHIBIT 'A'

BEING parts of Lot no. 18, 19 and 20 on the Plan of Subdivision of Lots 4 and 5 of the A.B. Spains Lischey Gardens, as of record in Book 332, page 5, and described partly from a survey of Alley and Brown, date nov. 25, 1969, as follows:

BEGINNING at the northeast corner of Crockett Street and Jones Avenue; thence along the North margin of Crockett Street, North 89 deg. 30' East 120; thence leaving the said street, North 0 deg 30' West 97.92 feet; thence North 89 deg. 30' West 118.13 feet to the east margin of Jones Avenue; thence with the Avenue South 0 deg. 30' West 100 feet to the beginning.

BEING the same property conveyed to CEDAR GLEN, INC., by Deed from WILLIE H. THARPE, of record in INSTRUMENT NO. 20011218-0139666, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 71-16, PAGE 28).

2. All matters as set forth on the Plan of Subdivision of Lots 4 and 5 of A.B. Spain Lischey Gardens, of record in Plat Book 332, page 5, said Register's Office.