Realty Title 06
48 A

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Kimberly S. Manley
222 Riverstone Court
Nashville, TN 37214

Tax No.: 85-14A-222CO

SEND TAX BILLS TO:
1st Trust Bank
PO Box 17257
Memphis TN 38187

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/02 08:41 2pgs
Fees:13.00 Taxes:416.25
20020904-0106250

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **JANE M. CLOUSE, UNMARRIED,** hereinafter called the **Grantors**, do hereby convey unto **KIMBERLY S. MANLEY, a single woman** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 222 on the plan of Riverstone Condominiums, Phase One, as of record in Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jane M. Clouse, unmarried by Deed of record in Book 11493, Page 301, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 222 Riverstone Court, Nashville, TN 37214.

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this 28th day of August 2002.

x Jane M. Clouse
Jane M. Clouse

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Jane M. Clouse known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of August, 2002.

Kathleen A Tomlinson
Notary Public in and for the
State of Tennessee

My Commission Expires: KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

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 $112,500.00.

Jane M Clouse
Affiant

Sworn and subscribed before me on 8-28, 2002.

Kathleen A Tomlinson
Notary Public

My Commission Expires: KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004