BOX 2

Davidson County DEEDWARR
Recvd: 10/15/02 10:51 2pgs
Fees:13.00 Taxes:539.83

20021015-0126546

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$145,900.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2002.

Notary Public

My commission expires: 2/20/2006
(AFFIX SEAL)

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey Alan Clauer	**SAME**	Map 104-12
2110 Portland Avenue, #301		Group B
Nashville, TN 37212		Parcel 122.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey Lamar Deneen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Alan Clauer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County being part of the Revised Plan of Ashley Place of record in Plat Book 6200, Page 462, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit 301-Parcel 122 of Building No. 2, as shown on said Plan and as shown in and described by the Master Deed establishing a Horizontal Property Regime of Ashley Place Condominiums, of record in Book 6839, Page 635, Register's Office of said County and corrected in Book 6864, Page 85, as Register's Office.

Being the same property conveyed to Jeffrey Lamar Deneen by deed from Fairfax Development Company of record in Book 7493, Page 735, Register's Office for Davidson County, Tennessee.

The property herein described was never the primary residence of the Grantor or his spouse.

This is improved (__X__) Unimproved (____) property, known as **2110 Portland Avenue, #301, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of October, 2002.

Jeffrey Lamar Deneen

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Lamar Deneen,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **7th day of October, 2002.**

Nichole G. Landers
Notary Public

NICHOLE G. LANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TN

My Commission Expires: 2/20/2006