05.

48A
Realty Title

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ADDRESS NEW OWNER and
SEND TAX BILLS:
RAYMOND CLENDENING, JR. and wife,
REBECCA V. CLENDENING
900 Woods Lake Drive
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 3- 14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND NINE HUNDRED DOLLARS ($104,900.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS M. CIHLAR and wife, E. MISCHELLE CIHLAR hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to RAYMOND CLENDENING, JR. and wife, REBECCA V. CLENDENING, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Primrose Acres as of record in Plat Book 2663, Page 107, Register's Office for Davidson County, Tennessee, and being more particularly described as follow, to-wit:

Beginning at a point in the southerly margin of Woods Lake Drive, and being the common corner of Lot 33 and 34; thence with the line between said lot lines southwardly 238 feet to a point; thence westerly with the line between Lots 34 and 35, 141.4 feet to a point in the easterly margin of Campbell Road; thence with the margin of the same 260.2 feet to a point in the beginning of a curve with a radius of 25 feet 39.27 feet to a point in the southerly margin cf Woods Lake Drive; thence with the margin of the same eastwardly 142.5 feet to the point of beginning.

Being the same property conveyed to Thomas M. Cihlar and wife, E. Mischelle Cihlar by deed of record in Book 11557, Page 668, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 900 Woods Lake Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 01/02/03 11:59 2pgs
Fees:13.00 Taxes:388.13
20030102-0000308

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 27 day of December, 2002.

Thomas M Cihlar
THOMAS M. CIHLAR

E. Mischelle Cihlar
E. MISCHELLE CIHLAR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, THOMAS M. CIHLAR and wife, E. MISCHELLE CIHLAR, the within named bargainors 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 at office this 27 day of December, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE TIMOTHY D. FERGUSON

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $104,900.00.

Raymond Clendening
AFFIANT

Subscribed to and sworn before me, this the 27 day of December, 2002.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE ROBERT L. AMES MY COMMISSION EXPIRES JUNE 21, 2006

LDHAM & FERGUSON
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65 WEST MAIN STREET
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37075
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