Davidson County DEEDWARR
Recvd: 06/16/03 15:08 2pgs
Fees:13.00 Taxes:603.84

20030616-0082627

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,200.00

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of June, 2003.

Notary Public

My Commission Expires: 7/29/2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William E. Clemons and Kelley C. Clemons
316 Wimpole Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
MERS
P.O. Box 2026
Flint, MI 48501-2026

MAP-PARCEL NUMBERS:
119-4-37

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rodney G. Fletcher, married*** hereinafter referred to as Grantors, hereby transfers and conveys to **William E. Clemons and wife, Kelley C. Clemons** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 64 on the Map of Glenncliff Estates, Section Four, as of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney G. Fletcher by Deed from The Estate of Marshall Terry of record in Book 10663, page 577, Register's Office for Davidson County, Tennessee.

*Jennifer J. Fletcher, wife of Rodney G. Fletcher, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1835, Page 79, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3761, Page 392, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 316 Wimpole Drive, Nashville, Tennessee 37211.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 hand this 13th day of June, 2003.

Rodney G. Fletcher

Jennifer J. Fletcher

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 Rodney G. Fletcher and Joy Fletcher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TN

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