Box 28A

03110046

# OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,500.00

John A Wade
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF December, 2003.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Comm Exp 7-29-2006

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| JOHN A. WADE | JOHN A. WADE | 104-14G-146 |
| (NAME) | (NAME) | |
| 219 Bowling Avenue | same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tn 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $ 163,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT E. CLEMENTS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN A. WADE AND WIFE, NANCY S. WADE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 35, as show on the map entitled Final Plat of Whitworth, Phase 2, of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Clements, by deed from Clements-Bartosh Interests, LLC, of record as Instrument No. 20031216-0179799 Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached Exhibit "A")

Davidson County DEEDWARR
Recvd: 12/16/03 16:09 3pgs
Fees:18.00 Taxes:604.95

20031216-0179800

This is unimproved ( X ) improved ( ) property, known as _____ Whitworth Boulevard - Nashville, TN 37205
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of December, 2003.

Robert E Clements

ROBERT E. CLEMENTS

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF ~~TENNESSEE~~ CALIFORNIA }
County of Riverside }

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

Witness my hand and official seal at office this 10 day of December, 2003.

My Commission expires:
NOV. 21, 2007

Notary Public

GINA M. REYES
Commission # 1452278
Notary Public - California
Riverside County
My Comm. Expires Nov 21, 2007

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 7900, page 470, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, as amended in Book 8282, page 45, Book 8830, page 249, Book 8830, page 270, Book 9144, page 153, and Book 9778, page 27, said Register's Office.

3. Easements as set out in Deed of record as Instrument No. 20030131-0013664, said Register's Office.