Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/03/04 08:25 1pgs
Fees:13.00 Taxes:236.80

20040503-0049730

WARRANTY DEED

Preparer's File #-04D0328

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00 .

Amanda Affinor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Theodore A. Grignon and Theodore C. Grignon and wife, Alberta Grignon	Countrywide Home Loans	10-5-A-131
131 Five Oaks Drive	2021 N. Gallatin Road., Suite 292	
Nashville, Tennessee 37217	Madison, Tennessee 37115	

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 acknowledged, we, SCOTT M. CLINTON and Melissa A. Clinton, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto THEODORE C. GRIGNON AND WIFE, ALBERTA GRIGNON, and THEODORE A. GRIGNON, UNMARRIED hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 131 on the Plan of Five Oaks, Formerly the Meadows, a Planned Unit Development, as shown by plat of record in Plat Book 5200, page 355, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott M. Clinton, unmarried, from Teressa W. Howell and William J. Howell, by Warranty Deed executed April 21, 2000, and filed of record on May 3, 2000, at Instrument Number 200005030044503, said Register's Office.

Scott M. Clinton is now married to Melissa A. Clinton

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

( ) unimproved
This is (X) improved property known as **131 Five Oaks Drive, Nashville, Tennessee 37217**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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 **21st** day of **April, 2004**:

Scott M. Clinton

Melissa A. Clinton

STATE OF Tennessee

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT M. CLINTON and Melissa A. Clinton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2004.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.