This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/12/04 11:22 2pgs
Fees:13.00 Taxes:838.05

20040812-0097470

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Leslie A. Ullein, unmarried
1423 Shelton Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Map 72-4-37 & 359

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Ross E. Cluver and wife, Cora A. Cluver,** hereinafter called the **Grantors**, do hereby convey unto **Leslie A. Ullein, unmarried woman** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Tract 1:

Tract in Davidson County, Tennessee, being Lot No. 36 in Block "A" of Inglewood Golf Club Subdivision located in Davidson County, Tennessee, as shown by Plat of record in Book 843 Page 65, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

Tract No. 2

Land in Davidson County, Tennessee, being the southeasterly 30 feet of Lot No. 37 of Block A on the Plan of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 37 fronts 30 feet on the northerly side of Shelton Avenue and runs back 191 feet on the easterly line and 182 feet, more or less, on the westerly line to a dead line and measures 30.35 feet thereon.

Being the same property conveyed to Ross E. Cluver and wife Cora A. Cluver on May 14, 1999 by Warranty Deed of record in Book 11486 Page 278 said Register's Office.

This is improved property known as 1423 Shelton Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 9 day of August, 2004.

Ross E. Cluver

Cora A. Cluver

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Ross E. Cluver and Cora A. Cluver known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 9 day of August. 2004.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $226,500.00.

Affiant

Sworn and subscribed before me on 8-9-04

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN