03

Liberty Title
48-A

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
Dtn Notary

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/14/05

Davidson County DEEDWARR
Recvd: 08/26/04 14:53 2pgs
Fees:13.00 Taxes:1243.20
20040826-0103563

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shannon L. Meldon Corney
2005 Priest Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
GMAC MORTGAGE CORPORATION
100 WITMER ROAD
HORSHAM, PA 19004

MAP-PARCEL NUMBERS:
144-16-24

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, **Gloria Hayes Clements, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Shannon L. Meldon Corney and Robert Corney, wife and husband,** 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. 302 on the plan of Otter Creek Hills, Section III, as of record in Book 2900, pages 110 and 111, amended in Book 3106, page 76, Register's Office for Davidson County, Tennessee.

Said Lot fronts 235.7 feet on the southerly side of Willshire Drive and extends back 288.6 feet on the easterly line and 305.4 feet on the westerly line to a dead line and measure 239.5 feet thereon.

Being the same property conveyed to Allen Clements and wife, Gloria Clements by Warranty Deed from Larry B. Shelton, unmarried, of record in Book 5539, page 37, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3106, Page 76, 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 2004, 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 2005 Priest Road, Nashville, Tennessee 37215.

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 23rd day of August, 2004.

Gloria Hayes Clements

Gloria Hayes Clements

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 Gloria Hayes Clements, 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 23rd day of August, 2004.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR. NOTARY PUBLIC

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