**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19249Q

**MAP/GROUP/PARCEL:**
025-03-0/021.00

Davidson County DEEDWARR
Recvd: 10/22/04 09:59 2pgs
Fees:13.00 Taxes:406.63
20041022-0127168

**NEW OWNER'S NAME AND ADDRESS:**
**NATASHA L. CLEM AND**
**L. SEAN CLEM**
**425 MONCRIEF AVENUE**
**GOODLETTSVILLE, TN 37072**

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **LESLIE STANNA RAY, AN UNMARRIED PERSON, AND STEVEN THOMAS HORTON, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called Grantors, do hereby transfer and convey unto **NATASHA L. CLEM AND L. SEAN CLEM, WIFE AND HUSBAND**, their heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 46 ON THE REVISED MAP OF MONCRIEF SUBDIVISION OF NORTHERLY PART OF THE ALLEN MATHES LAND, GOODLETTSVILLE, TENNESSEE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL SURVEYING, DATED AUGUST 26, 1989, AS FOLLOWS:**

**BEGINNING ON THE WESTERLY MARGIN OF MONCRIEF AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO RALPH S. WALTERS, ET UX, BY DEED OF RECORD IN BOOK 7054, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE CORNER OF LOT NOS. 45 AND 46; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTH 61 DEG. WEST 398 FEET; THENCE SOUTH 1 DEG. EAST 126.4 FEET TO THE LINE BETWEEN LOT NOS. 46 AND 47; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTH 61 DEG. EAST 325 FEET TO THE WESTERLY MARGIN OF MONCRIEF AVENUE; THENCE WITH SAID AVENUE, NORTH 24 DEG. EAST 100 FEET TO THE BEGINNING.**

The subject property is improved property commonly known as 425 Moncrief Avenue, Goodlettsville, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record under Instrument Number 20020411-0044938, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said

land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

**LESLIE STANNA RAY**

**STEVEN THOMAS HORTON**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, Leslie Stanna Ray and Steven Thomas Horton, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, Tennessee, on this the 20th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 11/13/05

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value whichever is greater for this transfer is $109,900.00.

AFFIANT

Sworn to and subscribed before me, this the 20th day of October, 2004.

NOTARY PUBLIC

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 02/12/08