Davidson County DEEDWARR
Recvd: 12/30/04 12:17 2 pgs
Fees:13.00 Taxes:1023.05

20041230-0154714

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00

Joe C. Gleaves
Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

SUMMIT-PT-04-6004

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe C. Gleaves	New Owner (NAME)	
6004 Brentwood Chase Dr		160-16-B-66.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN A. CLAMPITT AND WIFE, BRENDA K. CLAMPITT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOE C. GLEAVES AND WIFE, JANE C. GLEAVES, 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section One, Revision One, Brentwood Chase, of record in Book 9700, Pages 936 thru 941, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John A. Clampitt and wife, Brenda K. Clampitt, by Deed from Classic Homes BOS, L.P., dated 12/31/2002, of record in Instrument No. 20030102-0000044, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 6004 Brentwood Chase Dr, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal 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; and we do covenant with the 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 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 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/our hand(s) this 28th day of December, 2004.

John A. Clampitt

Brenda K. Clampitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T.Baker, a Notary Public in and for said County and State, the within named John A. Clampitt and Brenda K. Clampitt, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a N otary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) ack nowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of December, 2004.

My Commission Expires _____ _____

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800