PLEASE RETURN TO: EXECUTIVE TITLE, LLC: 2520 N. Mt. Juliet Rd.; Mt. Juliet, TN 37122

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 02/15/05 11:31 2 pgs
Fees:13.00 Taxes:721.50
20050215-0017119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $195,000.00.

Affiant

Subscribed and sworn before me this the 11th of February, 2005.

Notary Public
My commission expires:

BEVERLY J. HASTINGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address of New Owner:
Clifford Robin Combs
4229 Rachel Donelson Pass
Hermitage, TN 37076

Send Tax Bill to:
NEW OWNER

Tax Information:
075-11-0-A-115.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Odessa Jenkins Maxwell a/k/a Odessa Maxwell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clifford Robin Combs and wife, Julie J. Combs, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 125 on the Plan of First Revision, Phase Four - A, Heritage Meadows, of record in Instrument 20020123-0009310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Odessa Jenkins Maxwell, by deed from Frank Watson Homes, Inc., dated June 28, 2002, of record as Instrument No. 20020702-0079225, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10337, Page 102, Book 10337, Page 123, and Instrument 20020624-0075432, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Instrument No. 20020123-0009310, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 4229 Rachel Donelson Pass, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th of February, 2005.

Odessa Jenkins Maxwell a/k/a Odessa Maxwell
By Sherry Sullivan, her Attorney-in-Fact

By Sherry Sullivan her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **11th** day of **February, 2005**, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sherry Sullivan** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Odessa Jenkins Maxwell a/k/a Odessa Maxwell**, by **General** Power of Attorney dated **July 30, 1998**, and who acknowledged that he executed the same as the free act and deed of **Odessa Jenkins Maxwell a/k/a Odessa Maxwell** *
Witness my hand and official seal of office this **11th** day of **February, 2005**.

My Commission Expires:

Notary Public



*General Power of Attorney is of record in Instrument Number 20040723-0088595, Recorded on July 23, 2004 at Davidson County Register of Deeds.