After Recording Return To: Cumberland Title
13018 Lebanon Rd. #100
Mt. Juliet, TN 37122

This instrument prepared by

Cumberland Title
216 Centerview Dr., Ste. 139
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $100,000.00

G.W. Clement
Affiant

Subscribed and sworn to before me this 21st day of February 2005.

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 02/24/05 11:00 2 pgs
Fees:13.00 Taxes:370.00
20050224-0020403

Address New Owner	Send Tax Bills to:	Map & Parcel
G. W. Clement 1804 Rosebank Av. Nashville, TN 37216	Same as New Owner	72-12-0 178.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **J. Frank Southerland, Jr., Successor Trustee**, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby conveys and transfers unto **G. W. Clement,** his heirs and assigns, all right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 214 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, Page 66, Register's Office for said County.

Said Lot No. 214 fronts 86.25 feet on the east side of Stratford Avenue, and extends back 189.18 feet on the south line and 133.42 feet on the north line, to a dead line in the rear, which is a broken line, measuring 154.92 feet thereon. Description is the same as in the previous deed of record.

Being the same property conveyed to J. Frank Southerland and wife, Leila Southerland, by Warranty Deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 3162, Page 491, Register's Office for Davidson County, Tennessee. The said J. Frank Southerland having since died leaving Leila Southerland as surviving tenant by the entirety. The said Leila Southerland having since died devising her property to Sarah Elizabeth Southerland, Trustee of the testamentary trust created under the Last Will and Testament of Leila Stephenson Southerland of record in Will Book 152, Page 167, Circuit Court Clerk's Office of Davidson County, Tennessee. The said Sarah Elizabeth Southerland having since died leaving J. Frank Southerland, Jr., as Successor Trustee pursuant to the provisions of the above-referenced Trust and Will with full power to sell and dispose of Trust property.

This is improved property known as 1909 Stratford Ave., Nashville, Tennessee 37216.

This conveyance is subject to existing building restrictions and/or zoning ordinance and easements as of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever.
Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any

part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 21st day of February 2005.

J. Frank Southerland, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally came before me this 21st day of February 2005, the above-named J. Frank Southerland, Jr., Trustee, to me known to be the person who executed the foregoing instrument and acknowledged the same to be his free act and deed.

Witness my hand, at office, this 21 day of February 2005.

Notary Public

My Commission Expires Jan. 25, 2006

My Commission Expires:

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

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