Davidson County DEEDWARR
Recvd: 04/11/05 15:27 3 pgs
Fees:18.00 Taxes:392.20
20050411-0040007

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of April, 2005, by and between PAMELA R. BROWN, UNMARRIED, hereinafter called Grantor, and CHRISTY CLEMENTS, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PAMELA R. BROWN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CHRISTY CLEMENTS, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 210 PERLEN DRIVE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Pamela R. Brown
PAMELA R. BROWN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PAMELA R. BROWN, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this **8th** day of April, 2005.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

CHRISTY CLEMENTS, UNMARRIED

210 PERLEN DRIVE
NASHVILLE, TENNESSEE 37206

Property Address:

210 PERLEN DRIVE
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

FIRSTBANK
200 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Map & Parcel #: MAP 083-11-0, PARCEL 167.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **April, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7583

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Fortland Park, Section Three, as of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela R. Brown, Unmarried, by Warranty Deed from Mary Elaine Lancaster, married, and Alvin H. Pegram, unmarried, of record in Book 9480, page 995, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 083-11-0, PARCEL 167.00). 2004 Davidson County Real Property Taxes were PAID December 2, 2004 in the amount of $1,015.62 (MAP 083-11-0, PARCEL 167.00).

2. All matters as set forth on the Plan of Section Three, Fortland Park, of record in Plat Book 2900, page 61, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.