This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/14/05 14:58 2 pgs
Fees:13.00 Taxes:131.35
20050414-0041869

WARRANTY DEED

Address new owner as:
Tony R. Clouse
134 Hills Hollow Road
Goodlettsville, Tennessee 37072

Send tax bills to:
Same

Map-Parcel
Map 81.01
Par 3

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Floyd Ray Sorrels, have this day bargained and sold, and do hereby transfer and convey to the said Tony R. Clouse, unmarried, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being parts of Lots 42, 43 and 44 on the Map of Hailey's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County. Being Lot No. 42 and the northerly 78 feet of Lot 43 on the Revised Map of Hailey's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, May 5, 1937, as follows:

Beginning at the most easterly corner of Lot 63 on the Map of Hailey's Subdivision of the Sheegog Plan, as of record in Book 547, page 155 of the Register's Office for said County, in the southwesterly margin of River Drive, running thence along said Drive, southeasterly 83.3 feet to an iron pin in the northwesterly margin of Halley Avenue, as now located; thence along said Avenue, southwesterly 158.2 feet; thence westerly and parallel with dividing line between Lots 44 and 43 (prior deed states Lots 42 and 43), 150 feet; thence northerly 78 feet to the common corner of Lots 43, 44 and 63 (prior deed states Lots 42, 43 and 53); thence northeasterly 140 feet to the beginning.

BEING the same property conveyed to Edward Ray Sorrels, a single man, and Amelia D. Bradley, a single woman, by warranty Deed from Kenneth A. Kittinger and wife, Raedean L. Kittinger, dated June 10, 1996, and recorded on July 2, 1996, in Book 10107, page 366, said Register's Office. The said Amelia D. Bradley having predeceased Edward Ray Sorrels. Title now vested in Floyd Ray Sorrels by Order No. 04P-486 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 1915 Hailey Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Tony R. Clouse, his heirs and assigns, forever.

And I, Floyd Ray Sorrels, do covenant with the said Tony R. Clouse that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

And I, Floyd Ray Sorrels, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Tony R. Clouse, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of April 2005.

FLOYD RAY SORRELS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Floyd Ray Sorrels, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April 2005.

NOTARY PUBLIC AT LARGE

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,500.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of April 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.