This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 06/16/05 14:59 2 pgs
Fees:13.00 Taxes:610.50
20050616-0069195

ADDRESS NEW OWNER:
Johnny Allen Clouse and Rita Aileen Clouse
4716-B Nolensville Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-12
PARCEL 80.00/101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William T. Carter, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Johnny Allen Clouse and wife, Rita Aileen Clouse, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I - 4716-A, Nolensville Pike - Map 147-12-00 Par. 80.00
LAND in the 5th Civil District of Davidson County, Tennessee, being knows as part of Tom C. Lamb Property, described as follows:

Beginning at an iron pin in the easterly right-of-way of a private roadway, said point being 331.2 southeasterly from Haywood Lane; thence leaving said private roadway, N6°38"E, 80 feet; thence S26°22"E, 60 feet to a point; thence S63°38"W, 80 feet to a spike in the margin of said private roadway; thence with the same, N26°22"W, 60 feet to the point of beginning.

BEING the same property conveyed to William T. Carter and/or Mildred E. Carter by deed from Tom C. Lamb, of record in Book 4538, Page 994, Register's Office for Davidson County, Tennessee. The said Mildred E. Carter having since died.

TRACT II - 4720-A Nolensville Pike - Map 147-12 Par. 101.00
LAND in Davidson County, Tennessee, being Lot No. 3-A on the map showing the Resubdivision of Lot 3-A on the Plan of the Tom C. Lamb Subdivision, Section 4, of record in Plat Book 4885, Page 41, said Register's Office.

SAID Lot No. 3-A fronts 41.39 feet in the easterly margin of a 20 foot alley and extends back between lines 94.40 feet on the northerly line and 94.51 feet on the southerly line to a dead line in the rear on which it measures 42.84.

BEING the same property conveyed to W. T. Carter by deed from Tom C. Lamb of record in Book 4919, Page 530, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deeds of record.

THIS conveyance subject to such easements, setback lines of record in Plat Book 4885, Page 41; Perpetual Easement to State of Tennessee of record in Book 4047, Page 834, said Register's Office. Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 4716-A/4720-A Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny Allen Clouse and wife, Rita Aileen Clouse, their heirs and assigns, forever; and I, William T. Carter, do covenant with the said Grantees that I am lawfully

seized and possessed of said land in fee simple, have a good right to convey it; 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 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 15th day of June, 2005.

William T. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William T. Carter, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 165,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.