Davidson County DEEDWARR
Recvd: 06/21/05 13:17 3 pg
Fees:18.00 Taxes:439.56
20050621-0071151

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-850614**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventeenth day of June, 2005**, by and between **Christopher Oles and Michelle L. Oles, Husband and Wife**, parties of the first part, and **Gregory K. Clucker**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 144, RIVER TRACE ESTATES, PHASE 1, SECTION II, as shown on plat of record in Plat Book 6900, Pages 158-159, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Oles and Michelle L. Oles, husband and wife from Jeffrey S. McKee and TinAnne McKee, by virtue of Warranty Deed as recorded on 10/27/1998 in Book 11171, Page 328 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
2005

Parcel ID #

X Improved OR

Unimproved property located at: **229 Steamboat Ct., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Christopher Oles
Christopher Oles By Karen Hoff Attorney in Fact

Michelle L. Oles
Michelle L. Oles By Karen Hoff Attorney in Fact

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Karen Hoff**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Christopher Oles**, as **his** lawful Attorney-In-Fact, and that **he** executed same as the free act and deed of the said **Christopher Oles** as **his** lawful Attorney-In-Fact.

Witness my hand and seal this **Seventeenth day of June, 2005.**

Manda R Baird
NOTARY PUBLIC

MANDY R. BAIRD
Printed Name of Notary
My Commission Expires: 7/29/07

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Karen Hoff**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Michelle L. Oles**, as **her** lawful Attorney-In-Fact, and that **she** executed same as the free act and deed of the said **Michelle L. Oles** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Seventeenth day of June, 2005.**

Manda R Baird
NOTARY PUBLIC

MANDY R BAIRD
Printed Name of Notary
My Commission Expires: 7/29/07

****

Owner's Name: **Gregory K. Clucker**

and Address: **229 Steamboat Ct.**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Guaranty Trust
316 Robert Rose Dr
Murfreesboro, TN 37129

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$118,800.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gregory K Clucker
Affiant

Subscribed and sworn to before me this **Seventeenth day of June, 2005.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07