40-A

Davidson County DEEDWARR
Recvd: 07/26/05 15:34 2 pgs
Fees:13.00 Taxes:814.00
20050726-0087122

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Frank Sherman and wife,
Ann Sherman
7217 River Bend Road
Nashville, TN 37221

SEND TAX BILL:

Wells Fargo Bank, N.A.
526 Chapel Hills Drive
Colorado Springs, CO 80920

MORTGAGEE:
Wells Fargo Bank, N.A.
526 Chapel Hills Drive
Colorado Springs, CO 80920

MAP AND PARCEL:
MAP 141-12-C
PARCEL 90 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeff S. Clonce and wife, R. Michelle Clonce, also known as Jeffrey S. Clonce and wife, Kimberly M. Clonce**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Frank Sherman and wife, Ann Sherman**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of River Bend, a Planned Unit Development, as of record in Plat Book 6900, pages 504 and 505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jeff S. Clonce and wife, R. Michelle Clonce (also known as Jeffrey S. Clonce and wife, Kimberly M. Clonce), by deed from Hong Miao Sheng and wife, Jinyi Shao, dated April 19, 2002, of record in Instrument No. 20020423-0050246, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7217 River Bend Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors 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 our hands this 25 day of July, 2005.

Jeff S. Clonce

R. Michelle Clonce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeff S. Clonce and wife, R. Michelle Clonce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25 day of July, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me
this 25 day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 11/22/08

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008