Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/09/05 09:37 2 pgs
Fees:13.00 Taxes:599.03
20050809-0093967

W & I Ref: _____ Title No: 46542

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly S. Clifford 539 Inwood Drive Nashville, Tennessee 37211	Synovus Mortgage Corp. 800 Shades Creek Parkway Suite 375 Birmingham, Alabama 35209

TAX MAP-PARCEL NUMBERS: 133-13-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$161,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cathleen D. Colman-O'Banion and spouse, Terry B. O'Banion**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kelly S. Clifford hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 109 on the Map of Abbay Hall Subdivision, Section I of record in Plat Book 2331, page 18, Register's Office for said County.

Said Lot No. 109 fronts 87.0 feet on the southerly margin of Inwood Drive and extends back 190.0 feet on the easterly line and 146.6 feet on the westerly lien to a broken line in the rear, measuring 110.8 feet thereon.

Being the same property conveyed to Cathleen D. Colman-O'Banion and husband, Terry B. O'Banion by deed from Nancy Eisenbrandt and husband, Dan Fuson of record in Book 9952, page 922, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 18, said Register's Office, which Plan shows a 50 foot minimum building setback line from Inwood Drive and a 10 foot easement for public utility and drainage purposes along the rear and westerly side line(s) of said lot; Easement for sanitary sewer and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5652, page 460, said Register's Office.

This is improved property, known as: 539 Inwood Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of August, 2005 .

Cathleen D. Colman-O'Banion

Terry B. O'Banion

State of TENNESSEE

County of WILLIAMSON

On this 8th day of August, 2005 , before me the undersigned authority, personally appeared **Cathleen D. Colman-O'Banion and Terry B. O'Banion** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $161,900.00

Affiant

Sworn and subscribed before me this 8th day of August, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public