Davidson County DEEDWARR
Recvd: 10/07/05 10:29 2 pg
Fees:13.00 Taxes:951.63

20051007-0121236

Prepared by: Real Estate Title Servces
4741 Trousdale Dr.,Ste. 4, Nashville, TN 37220

ADDRESS OF NEW OWNERS
Sharon Corbitt-House, married
1120 Deerhurst Court
Nashville, TN 37221

Map and Parcel
Map 155 08 OC Parcel 148.00

SEND TAX BILLS TO:
Equifirst Corp.
PO Box 11893
Jacksonville, FL 32239

WARRANTY DEED

FOR AND IN CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledge, we

JERRY L. CLIFFT and wife, JANICE L. CLIFFT

hereinafter referred to as "Grantor(s)", have this day bargained and sold and do hereby transfer and convey unto

SHARON CORBITT-HOUSE, married

hereinafter referred to as "Grantee(s)", their heirs and assigns, the following described real estate lying and being in the STATE OF TENNESSEE, COUNTY OF DAVIDSON more particularly described as follows, to-wit:

SEE ATTACHMENT "A" FOR THE DESCRIPTION

This is improved property also known as 1120 Deerhurst Court, Nashville, TN 37221

Subject to easements, building setback lines and certain restrictions that may be shown on Plat of POPLAR CREEK, PHASE II of record in Plat Book 6900, Page 347, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

RESTRICTIVE COVENANTS contained in an instrument of record in Book 6662, page 433, amended in Book 6804, page 536, Book 6987, page 966 and in Book 7964, page 33, Book 9472, page 824, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Any governmental zoning and subdivision ordinances or regulations in effect thereon. But excluding any covenant, condition or restriction that would violate Title 42 USC 3604.

Taxes for the year of 2005 are to be prorated between the Grantor(s) and the Grantee(s) of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

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(s) this 29th day of September, 2005.

Jerry L. Clifft
JERRY L. CLIFFT

Janice L. Clifft
JANICE L. CLIFFT

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the above State and County, the within named **Jerry L. Clifft and wife, Janice L. Clifft** the bargainor(s), with whom I am personally acquainted or have sufficient proof as to their identify, and who acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, this 29th, day of September, 2005.

Notary Public

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

I or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $259,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of September, 2005

NOTARY PUBLIC

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

ATTACHMENT "A" LEGAL DESCRIPTION

The following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Situated in Davidson County, Tennessee. All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as LOT NUMBER 148 on the PLAN OF POPLAR CREEK, PHASE II SUBDIVISION, recorded in Plat Book 6900, Pages 339 through 347, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Jerry L. Clifft and wife, Janice L. Clifft by Special Warranty Deed from Bank of America, N.A., by Virgil F. McCauley, Vice President, dated July 31, 2003, recorded August 18, 2003 at Instrument Number 20030818-0119473, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1120 Deerhurst Court, Nashville, Davidson County, TN 37221.