THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22283B

MAP/GROUP/PARCEL: 051-04-0/012.00

NEW OWNER'S NAME AND ADDRESS:
JERRY W. CLEMENTS, JR. & JURANN M. CLEMENTS
621 GIBSON DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/04/05 08:00 2 pgs
Fees:13.00 Taxes:525.40
20051104-0133556

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ESTATE OF MALCOLM GRIZZLE, hereinafter called Grantor, does hereby transfer and convey unto, JERRY W. CLEMENTS, JR. and JURANN M. CLEMENTS, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE MAP OF BLAIR HEIGHTS, SECTION 6, OF RECORD IN BOOK 2331, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 70 FRONTS 120 FEET ON THE EASTERLY SIDE OF GIBSON DRIVE AND RUNS BACK BETWEEN LINES 252.51 FEET ON THE SOUTHERLY LINE AND 256.74 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 120.08 FEET THEREON.

The subject property is improved property known as 621 GIBSON DRIVE, Madison, TN 37115.

BEING the same property conveyed to Malcolm Grizzle and wife, Ruby Grizzle herein by deed of record in Book 8572, Page 783, Register's Office for Davidson County, Tennessee. Ruby Grizzle died on November 17, 2004 and at the time of her death was married to Malcolm Grizzle. Malcolm Grizzle died intestate on May 1, 2005 and Linda House has been appointed as administratrix of the estate of Malcom Grizzle.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF MALCOLM GRIZZLE

By: Linda House, Administratrix
LINDA HOUSE, ADMINISTRATRIX

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LINDA HOUSE, with whom I am personally acquainted, and who acknowledged that she as Administratrix of the Estate of Malcom Grizzle, and that she as such Administratrix, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 28th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES SEPTEMBER 22, 2007

CHRIS FORSYTHE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $142,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES SEPTEMBER 22, 2007

CHRIS FORSYTHE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY