This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/15/05 08:02 2 pgs
Fees:13.00 Taxes:70.30
20051215-0150410

WARRANTY DEED

Address new owner as:
William A. Jennings
100 Chesapeake Court
Lebanon, TN 37087

Send tax bills to:
Same

Map-Parcel
Map 70-13
Par 148

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tony R. Clouse, a married person, have this day bargained and sold, and do hereby transfer and convey to the said William A. Jennings, a married person, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being a parcel of land in the 2nd Councilmanic District of Davidson County and a portion of that property conveyed to Tony R. Clouse in DB 20050414, PG 0041869 RODCT more accurately described as follows:

Beginning at an iron pin in the westerly margin of River Cliff Drive, said pin being the most northeasterly corner of the herein described parcel and a common corner to John L. Dillard (DA 5074, PG 181 RODCT); Thence with said margin S 16 55'14" E, 83.30' to a point; Thence S 46 15' 13" W, 80,20' to an iron pin in the northerly margin of Hailey Ave., common corner to another parcel owned by said Clouse known as Map 81.01, Parcel 3 TAODCT; Thence now leaving said margin with the east line of said parcel 3, N 43 44'47" W, 150.00' to an iron pin; Thence N 78 58'07" E. 140.00" to the point of beginning containing 0.271 acres more or less, according to a copy of a survey made on November 17, 2005, by Tommy E. Walker, R.L.S., Tennessee License 1465.

BEING part of the same property conveyed to Tony R. Clouse by Warranty Deed from Floyd Ray Sorrels filed as Instrument No. 20050414-0041869, said Register's Office.

This is unimproved property known as Lot 148 Hailey Avenue & River Drive, Nashville, Tennessee.

The property being transferred is not the residence of the grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William A. Jennings, his heirs and assigns, forever.

And I, Tony R. Clouse, do covenant with the said William A. Jennings that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the

same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

And I, Tony R. Clouse, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William A. Jennings, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of December 2005.

TONY R. CLOUSE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony R. Clouse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $19,000.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of November 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007