This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1048578**

Davidson County DEEDWARR
Recvd: 01/10/06 09:29 3 pgs
Fees:18.00 Taxes:1350.50
20060110-0003380

WARRANTY DEED

THIS INDENTURE, made and entered into this **First day of January, 2006**, by and between **Jane Clough and Janet D. Clough and James A. Clough**, parties of the first part, and **John D. Nail, Jr. and Caroline P. Nail**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF GRANNY WHITE PARK, OF RECORD IN BOOK 3700, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 8 FRONTS 320.0 FEET ON THE SOUTHWESTERLY SIDE OF STONEWALL JACKSON COURT AND EXTENDS BACK 236.5 FEET ON THE WESTERLY LINE AND 302.1 FEET ON THE SOUTHERLY LINE BEING TRIANGULAR IN SHAPE.

CONVEYANCE OF HIS PROPERTY IS SUBJECT TO A TEN-FOOT UTILITY AND DRAINAGE EASEMENT, ANCHOR EASEMENT, 76-FOOT MINIMUM BUILDING SETBACK LINE FROM STONEWALL JACKSON COURT AND CONDITIONS OF OWNER CERTIFICATE AS SHOWN ON PLAN OF RECORD IN BOOK 3700, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND RESTRICTIONS OF RECORD IN BOOK 4025, PAGE 341, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JANE CLOUGH TO THOMAS WILLIAM CLOUGH AS RECORDED ON THE 18TH DAY OF JUNE, 1999 IN BOOK 11534, PAGE 438 AND WARRANTY DEED FROM HAURY & SMITH CONTRACTORS, INC. TO THOMAS W. CLOUGH AND WIFE, JANE CLOUGH AS RECORDED ON THE 17TH DAY OF JULY, 1968 IN BOOK 4251, PAGE 705, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID THOMAS WILLIAM CLOUGH HAVING SINCE DIED. PROPERTY DEVISED TO JANE CLOUGH UNDER THE LAST WILL AND TESTAMENT OF THOMAS WILLIAM CLOUGH.

This conveyance is made subject to:

(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **145-11-13**

Improved OR

Unimproved property located at: **1127 Stonewall Jackson Court, Nashville, Tennessee 37220**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jane Clough

Janet D. Clough

James A. Clough

STATE OF **Tennessee**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jane Clough and Janet D. Clough and James A. Clough** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **First day of January, 2006.**

Brenda R Lehman

Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman
Notary Public At Large
Williamson County, Tennessee

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Owner's Name: **John D. Nail, Jr. and Caroline P. Nail**

and Address: **1127 Stonewall Jackson Court**
Nashville, TN 37220

Mail tax bills to, (Person or Agency responsible for payment of taxes)
American Brokers Conduit
10735 David Taylor Dr.
3rd Floor, Suite 310
Charlotte, NC 28262

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$365,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

John D. Nail Jr.
Affiant

Subscribed and sworn to before me this **First day of January, 2006.**

Brenda R. Lehman
Notary Public

My Commission Expires: 3/10/07

Williamson County, Tennessee
Brenda R. Lehman
Notary Public At Large