THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, A TITLE EXAMINATION WAS NOT PERFORMED AND NO TITLE INSURANCE WAS AFFORDED IN CONNECTION WITH THIS TRANSACTION. J.R.C. A.P.C

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2006

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-06-5205

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Clouse	Larry W. Foriest	
5205 Kentucky Ave. (ADDRESS)	506 Bagleyshop Drive (NAME) (ADDRESS)	91-7-223
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY W. FORIEST, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY R. CLOUSE AND WIFE, LORRIE P. CLOUSE, , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 1108 and 1110, Block 170, Plan No. 1, West Nashville, of record in Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 50 feet on the southerly side of Kentucky Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Larry W. Foriest by deed from Foriest Livng Trust, Johnny Foriest, Trustee, dated September 30, 1998, and The Foriest Family Trust, Johnny Foriest, Trustee, of record in Instrument #20030109-0004348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5205 Kentucky Ave., Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 02/21/06 08:26 2 pgs
Fees:13.00 Taxes:229.40

20060221-0019656

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of February, 2006.

Larry W. Foriest

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Larry W. Foriest, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of February, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800