Davidson County DEEDWARR
Recvd: 04/28/06 08:44 2 pgs
Fees:13.00 Taxes:236.80
20060428-0048684

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Tony Clouse
134 Hills Hollow Road
Goodlettsville, TN 37072

**SEND TAX BILL:**

New Owner

**MAP AND PARCEL:**
MAP 58-16
PARCEL 58

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joyce B. Wright** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Tony Clouse** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Haynes Park Subdivision, Section 3, as of record in Plat Book 4460, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 64 fronts 69 feet on the westerly side of Haynes Park Drive and runs back between lines, 209 feet on the southerly side and 196 feet on the northerly side, to line at the rear, in which it measures 70.21 feet thereon.
>
> Being the same property conveyed to Joyce B. Wright, by deed from William Sanford Mitchell, unmarried, dated June 13, 1990, of record in Book 8132, page 56, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 209 Haynes Park Drive, Nashville, TN 37218, and has never been the primary residence of Grantor or Grantor's spouse.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. 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 this 27 day of April, 2006.

Joyce B. Wright

Joyce B Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce B. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27 day of April, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $64,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 27 day of April, 2006.

**NOTARY PUBLIC**

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007