WARRANTY DEED

G-VR-06-152

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,250.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARY FRANCES HOY

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas N. Hoy	Bank of America	
152 Woodmont Blvd.	(NAME) 900 West Trade Street	116-03 127.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH CLIFTON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS N. HOY , hereinafter called the Grantee(s), 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 THE SOUTHEASTERLY HALF OF LOT NO. 102 ON THE PLAN OF KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH ECKSTEIN BY WARRANTY DEED FROM CORPORATE RELOCATION SERVICES, RECORDED ON THE 8TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040308-0026450, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ELIZABETH ECKSTEIN IS NOW MARRIED AND KNOWN AS ELIZABETH CLIFTON. TRAVIS CLIFTON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 421, page 100 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 152 Woodmont, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of May, 2006.

Elizabeth Clifton

Travis Clifton

Davidson County DEEDWARR
Recvd: 05/26/06 13:38 2 pgs
Fees:13.00 Taxes:1554.93

20060526-0062350

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 17th day of May, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

NOTARY PUBLIC WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903