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

Davidson County DEEDWARR
Recvd: 06/29/06 10:20 2 pgs
Fees:13.00 Taxes:625.08
20060629-0077880

ADDRESS NEW OWNER:

Stephen Clemens
809 Crescent Hill Drive
Nashville, TN 37206

SEND TAX BILL:

Taylor Bean & Whitaker Mortgage Corp.
Mail Stop: S, 1417 North Magnolia Avenue
Ocala, FL 34475-9078

MORTGAGEE:

Taylor Bean & Whitaker Mortgage Corp.
Mail Stop: S, 1417 North Magnolia Avenue
Ocala, FL 34475-9078

MAP AND PARCEL:

MAP 83-8
PARCEL 267

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, **Gretchen Lynn Johnson, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Stephen Clemens**, ("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. 35 on the Plan of Rosebank Meadows, Phase One, as of record in Plat Book 9700, page 531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Gretchen Lynn Johnson, unmarried, by deed from Samuel B. Ashworth and wife, Margaret K. Ashworth, dated September 30, 2004, of record in Instrument No. 20041004-0119098, 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 809 Crescent Hill Drive, Nashville, TN 37206.

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 its hand this 26th day of June, 2006.

Gretchen Lynn Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gretchen Lynn Johnson, 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 26th day of June, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $168,940.00.

AFFIANT

Subscribed and sworn to before me this 26th day of June, 2006.

NOTARY PUBLIC
THERESA L. SMITH
My Commission Expires: 11/25/2006

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE