File No. 260700418

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/06 10:49 2 pgs
Fees:13.00 Taxes:421.80
20060717-0085526

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenya Menifee	SunTrust Mortgage, Inc.	Part of 081-01-0-00300
(NAME) 1915 Hailey Ave	(NAME) P O Box 79041	
(ADDRESS) Nashville, TN 37218	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Tony R. Clouse, a single person** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenya Menifee, a sinlge person** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING parts of Lots 42, 43 and 44 on the Map of Hailey's Subdivision of part of Block 5 in G T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County. BEING Lot No.42 and the northerly 78 feet of Lot 43 on the Revised Map of Hailey's Subdivision of part of Block 5 in G T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, May 5, 1937, as follows:

BEGINNING at the most easterly corner of Lot 63 on the Map of Hailey's Subdivision of the Sheegog Plan, as of record in Book 547, page 155 of the Register's Office for said County, in the southwesterly margin of River Drive, running thence along said Drive, southeasterly 83.3 feet to an iron pin in the northwesterly margin of Halley Avenue, as now located; thence along said Avenue, southwesterly 158.2 feet; thence westerly and parallel with dividing line between Lots 44 and 43 (prior deed states Lots 42 and 43), 150 feet; thence northerly 78 feet to the common corner of Lots 43,44 and 63 (prior deed states Lots 42,43 and 53); thence northeasterly 140 feet to the beginning. (LESS AND EXCEPT THAT PART, BEING 0.271 ACRES, MORE OR LESS, DEEDED OUT IN INSTRUMENT NO. 200512150150410)

BEING PART OF the same property conveyed to Tony R. Clouse by Warranty Deed from Floyd Ray Sorrels as executed on 04/14/2005 and filed for record on 4/14/2005 in Deed Instrument 20050414-0041869, Register's Office for said County.

This conveyance is subject to: All matters set forth in Plat Book 547, Page 155, Register's Office for said County. County of Davidson taxes for the year 2006 and subsequent years, a lien but not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☒ property, known as 1915 Haley Avenue, Nashville, TN ~~37205~~ 37218 KM
(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), 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), 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 hands this 14th day of July, 2006.

Tony R. Clouse

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tony R. Clouse the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of July, 2006.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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RETURN TO:

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