Box 8

Davidson County DEEDWARR
Recvd: 07/18/06 08:15 2 pgs
Fees:13.00 Taxes:327.45
20060718-0086058

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

ADDRESS NEW OWNER:

Suzana M. Reese
457 Claircrest Drive
Antioch, TN 37013

SEND TAX BILL:

Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North
7th Floor
Nashville, TN 37219

MAP AND PARCEL:
Map 162-01-0-B
Parcel 10

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, **Thomas A. Clark, III, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Suzana M. Reese**, ("Grantee"), her 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, Tennessee, being Unit No. 10 on the Plan of Clairmont Subdivision, Phase I, as shown by plat of record in Plat Book 6050, page 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Thomas A. Clark, III, by deed from Rachel A Taylor, an unmarried person, of record in Instrument No. 20020530-0065635, said Register's Office.
>
> This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book in Book 6050, page 286, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 6988, page 536, Book 6988, page 542, Book 7269, page 223, and Book 8108, page 993, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 457 Claircrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he 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 himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her 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 14th day of July, 2006.

Thomas A. Clark, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 14th day of July, 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 $88,500.00.

Suzana M Reese
AFFIANT

Subscribed and sworn to before me
this 14 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires JULY 21, 2007