WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 10:36 2 pgs
Fees:13.00 Taxes:580.53
20060718-0086324

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,900.00.

Affiant

Subscribed and sworn to me on July 11, 2006.

NOTARY PUBLIC

My Commission Expires: Nov. 14, 2009

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles and Vivian Henderson 408 Ashby Place Antioch, TN 37013	new owner	151-09-0-A-218.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William P. Clifford and wife, Angela Clifford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Charles Henderson and wife, Vivian Henderson, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 218 on the Final Plat of Phase 3, Section 1, Long Hunter Chase as of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William P. Clifford, unmarried, by Warranty Deed from Keenan M. Rice and wife, Ashley D. Rice, of record as Instrument No. 20050415-0042161, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2005 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities and all other matters of record applicable to this property.
>
> This property is also known as improved property located at 408 Ashby Place, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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.

Angela Clifford, wife, of William P. Clifford, joins in this conveyance for the purpose of transferring any marital interest she may have in the property.

WITNESS our hands on July 10, 2006.

William P. Clifford

Angela Clifford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 11, 2006, before me personally appeared William P. Clifford and wife, Angela Clifford, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 11, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE