(2)

WARRANTY DEED

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 9-13-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Connie L. Jumbo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PLEASE RETURN TO:
SUPERIOR TITLE CO. INC.
110 CUDE LANE
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly M. Wonsey	CTX Mortgage Company, LLC	70-13-148
(NAME)	(NAME)	
3011 River Drive	801 - 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 10160351

Davidson County DEEDWARR
Recvd: 08/01/06 10:18 2 pgs
Fees:13.00 Taxes:499.13
20060801-0093147

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, William Jennings, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly M. Wonsey and husband, Gregory J. Wonsey, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the 2nd Councilmanic District of Davidson County and a portion of that property conveyed to Tony R. Clouse in DB 20050414, PG 0041869, RODCT, more accurately described as follows:

Beginning at an iron pin in the westerly margin of River Cliff Drive, said pin being the most northeasterly corner of the herein described parcel and a common corner to John L. Dillard (DA 5074, PG 181, RODCT); Thence with said margin S 16 55' 14" E, 83.30' to a point; Thence S 46 15' 13" W, 80, 20' to an iron pin the northerly margin of Hailey Ave., common corner to another parcel owned by said Clouse known as Map 81.01, Parcel 3 TAODCT; Thence now leaving said margin with the east line of said parcel 3, N 43 44'47" W, 150.00' to an iron pin; Thence N 78 58'07"E 140.00" to the point of beginning containing 0.271 acres, more or less, according to a copy of a survey made on November 17, 2005 by Tommy E. Walker, R.L.S., Tennessee License 1465.

Property commonly known as 3011 River Drive, Nashville, TN 37218.

Being the same property conveyed to William A. Jennings, a married person, by deed from Tony R. Clouse, a married person, executed on December 1, 2005 and filed of record at Instrument no. 20051215-0150410, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3011 River Drive, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of July, 2006.

William Jennings
William Jennings

STATE OF TENNESSEE

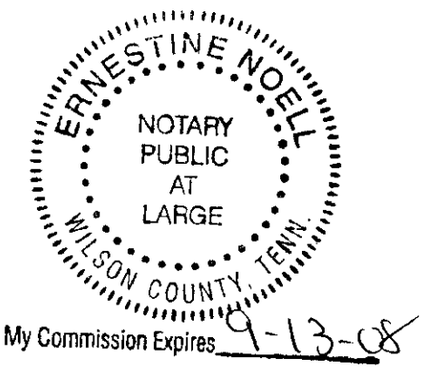
COUNTY OF DAVIDSON

William Jennings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 28th day of July, 2006.

Commission expires:



My Commission Expires 9-13-08

Notary Public