PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/14/06 10:29 2 pgs
Fees:13.00 Taxes:1091.50
20060814-0099643

W & I Ref: _dm__ Title No: 48087

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wesley B. Lankford Julia D. Lankford 5700 Clovermeade Dr. Brentwood, Tennessee 37027	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 17104003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven K. Kelso and spouse, Karla C. Kelso**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wesley B. Lankford and spouse, Julia D. Lankford** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Cloverland Acres Section Eleven of record in Book 5200, page 93 Register's Office for said County.

Said Lot No. 114 fronts 138.92 feet on the easterly margin of Clovermeade Drive and extends back 359.53 feet on the northerly line and 361.56 feet on the southerly line to a dead line in the rear, measuring 103.36 feet thereon.

Being the same property conveyed to StevenK. Kelso and wife Karla C. Kelso by deed from Laurence O. Connell and wife, Rose Marie Connell of record in Book 9051, page 221, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 93, said Register's Office, which Plan shows a 75 foot minimum building setback line from Clovermeade Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot. And areas labeled No. 1 and 2 for sewage absorption systems along the rear portion of said lot. Restrictions contained in instrument of record in Book 5344, page 519, said Register's Office.

This is improved property, known as: 5700 Clovermeade Drive, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of August, 2006 .

Steven K. Kelso

Karla C. Kelso

State of TENNESSEE

County of WILLIAMSON

On this 10th day of August, 2006 , before me the undersigned authority, personally appeared **Steven K. Kelso and Karla C. Kelso** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $295,000.00

Affiant

Sworn and subscribed before me this 10th day of August, 2006

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary Public