NEW OWNER:

KIRK RYON
304 LEOPOLE ROAD
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-1164

Map 148
Group 05-0
Parcel 021.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 09/20/06 10:36 3 pgs
Fees:18.00 Taxes:558.70
20060920-0116349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-One Thousand and 00/100 Dollars ($151,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANE AVON BILLINGTON CARTER CLEMONS, f/k/a Jane A. Carter,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KIRK RYON**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 75 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, Register's Office for said County. Said Lot No. 75 fronts 130 feet on the easterly side of Leopole Road, as measured around a curve and runs back 140 feet on the south line and 115.9 feet on the northerly line to a dead line in the rear on which it measures 53.2 feet.

Being the same property conveyed unto Robert A. Carter and wife, Jane A. Carter by deed from Ed Groves Realtors, Inc., dated March 27, 1978, and of record in Book 5265, Page 979, Register's Office for Davidson County, Tennessee. By decree of divorce of record in Book 5826, page 850, the property was divested out of Robert A. Carter and vested solely in Jane A. Carter, also known as Jane Avon Billington Carter. Jane Avon Billington Carter is now known as Jane Avon Billington Carter Clemons.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 84, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, DONALD CLEMONS, husband of the said Jane Avon Billington Carter Clemons, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 19th day of September, 2006.

Jane Avon Billington Carter Clemons
JANE AVON BILLINGTON CARTER CLEMONS

Donald Clemons
DONALD CLEMONS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JANE AVON BILLINGTON CARTER CLEMONS and husband, DONALD CLEMONS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2006.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$151,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19 day of September, 2006.

NOTARY PUBLIC

My commission expires:

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 29, 2009