Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Return to:

6

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/02/06 09:53 2 pgs
Fees:13.00 Taxes:721.50
20061102-0136054

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2006.

Notary Public
My commission expires: 11/25/08

NOTARY PUBLIC SMITH TENNESSEE AT LARGE DAVIDSON COUNTY

05-0610-63206

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ross E. Cluver	~~NEW OWNER~~	061-12-0-171.00
1246 Riverwood Drive	CAPITAL BANK & TRUST, SUITE 121	
Nashville TN 37216	205 POWELL STREET, BRENTWOOD, TN 37027-7525	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wesley W. Henderson and wife, Heather R. Henderson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ross E. Cluver and wife, Cora A. Cluver, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 33 and the westerly 45 feet of Lot No. 34 on the Map of Eastdale Place, as of record in Plat Book 547, Page 29 and 30.

Said easterly part of Lot No. 33 and the westerly part of Lot No. 34 front together 85 feet oon the southerly side of Riverwood Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wesley W. Henderson and wife, Heather R. Henderson by deed from Sidney Carney Francisco and wife, Josephine S. Francisco, dated 8/18/03, recorded 8/22/03, of record in Instrument No. 20030822-0122633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1246 Riverwood Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of October, 2006.

Wesley W. Henderson

Heather R. Henderson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wesley W. Henderson ~~and Heather R. Henderson~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of October, 2006.

State of Tennessee at Large

My Commission expires 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather R. Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of October, 2006.

State of Tennessee at Large

My commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON