Name and Address of New Owner:

Andrea Clancy
725 North Wickshire Way
Brentwood TN 37027

Send Tax Bills To:

Same

Prepared by:

Southeast Title
555 Marriott Dr., S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $291,000.00

Affiant
Subscribed and sworn to before me on 12/15/06.

Notary Public

My Commission Expires:_____

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Map & Parcel No.
172-9-A 116.00CO

Davidson County DEEDWARR
Recvd: 12/27/06 09:34 3 pgs
Fees:18.00 Taxes:1076.70
20061227-0158896

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James Matthew Parkes and Jennifer Cain Parkes, husband and wife, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Andrea Clancy and husband Stephen Clancy, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 725 North WickshireWay, Brentwood, TN 37027 County Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Pages 665 and 666, Register's Office, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Matthew Parkes and Jennifer Cain Parkes, husband and wife by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation dated 11/20/00 and filed of record in Instrument No. 200011210115034, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

JMP
JCP by JMP POA

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book [redacted] Page [redacted] said Register's Office.
*as Instrument Number 20061227-0158895

This is improved property located at 725 North Wickshire Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 12/15/06.

Jamee Matthew Parkes
James Matthew Parkes

Jennifer Cain Parkes by Jamee Matthew Parkes Attorney in Fact
Jennifer Cain Parkes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, James Matthew Parkes and Jennifer Cain Parkes, husband and wife, 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.

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, a Notary Public in and for said County and State, personally appeared James Matthew Parkes, individual(s) who executed the foregoing instrument on behalf of Jennifer Cain Parkes his/her/its and lawful attorney-in-fact and acknowledged the same to be their free act and deed of the within named Jennifer Cain Parkes.~~

~~Witness my hand and official seal at _____ this 15th day of December 2006.~~

Witness my hand and official seal this _____, 2006.

~~My Commission Expires:~~
~~Notary Public~~

My Commission Expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

State of Tennessee
County of Davidson

On this 15th day of Dec 2006, before me personally appeared James Matthew Parkes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledge the execution of the same to be his free act and deed.

Witness my hand and official seal.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said County and State, personally appeared James Matthew Parkes, individual(s) who executed the foregoing instrument on behalf of Jennifer Cain Parkes his/her true and lawful attorney in fact and acknowledged the same to be their free act and deed of the within named Jennifer Cain Parkes.

Witness my hand and official seal this 15th day of Decembers, 2006.

My Commission Expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007