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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref:(db) Title No: 48457
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/22/07 13:43 2 pgs
Fees:13.00 Taxes:1624.30
20070222-0022147

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Ikard-Crosslin Companies Inc.<br>417 Nesbitt Lane<br>Madison, Tennessee 37115 | SAME |

**TAX MAP-PARCEL NUMBERS:** 11616002900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$439,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evans M. Clements and spouse, Pamela J. Clements**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ikard-Crosslin Companies Inc.** 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. 34 on the Plan of Evergreen Heights, Part Two of record in Book 1835, Page 19 Register's Office for said County.

SAID Lot No. 34 fronts 125.24 feet on the easterly margin of Dorcas Drive and extends back 147.1 feet on the northerly line and 200 feet on the southerly line to a broken line in the rear, measuring 117.2 feet thereon.

BEING the same property conveyed to Evans M. Clements and wife, Pamela J. Clements by deed from R. Scott Neely and John R. ONeal of record in Book 8355, Page 951 Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 19, said Register's Office, which Plan shows a 40 foot minimum building setback line from Dorcas Drive and a 10 foot easement for public utility purposes along the broken rear line of said lot.

**This is improved property, known as: 4008 Dorcas Drive, Nashville, Tennessee 37215**

**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 20th day of February, 2007.

Evans M. Clements

Pamela J. Clements

**State of** TENNESSEE
**County of** DAVIDSON

On this 20th day of February, 2007, before me the undersigned authority, personally appeared Evans M. Clements and Pamela J. Clements, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Affiant

Sworn and subscribed before me this the 20th day of February, 2007.

My Commission Expires: 1-20-09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY