RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2007.

Notary Public
My commission expires: MY COMMISSION EXPIRES 1/23/2010

Davidson County DEEDWARR
Recvd: 05/30/07 13:31 2 pgs
Fees:13.00 Taxes:591.63
20070530-0064136

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

15-0703-151051

Address of New Owner:	Send Tax Bills to:	Tax Information
Carolyn Kluser ~~808 Clarke Street~~ 3530 NW Ashland Place ~~Old Hickory, TN 37138~~ Beaverton, OR 97006	SAME AS NEW OWNER	44-15-0-203

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, Jay T. Lance and wife, Kimberly C. Lance, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carolyn Kluser, 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 Lot No. 205, on the Plan of Village of Old Hickory, Section A, of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward L. O'Guin and wife, Dottie D. O'Guin by deed from Sandra Gaines Crowell and husband, Kenneth Wayne Crowell, dated February 21, 1978, recorded February 24, 1978, of record in Book 5255, Page 336, Register's Office for Davidson County, Tennessee. The said Edward L. O'Guin having since died on or about July 14, 2002.

Further being the same property conveyed to Jay T. Lance and wife, Kimberly C. Lance by deed from Dottie D. Saferight fka Dottie D. O'Guin, married, dated August 26, 2005, recorded August 31, 2005, of record in Instrument No. 20050831-0104153, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20060424-0046526, said Register's Office.

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 808 Clarke Street, Old Hickory, TN 37138

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 seized 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 29th day of May, 2007.

Jay T. Lance

Kimberly C. Lance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Old Hickory, TN, this 29th day of May, 2007.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee at Large

My Commission expires

05/03/2010