RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/02/07 09:52 2 pgs
Fees:13.00 Taxes:473.60
20071002-0117049

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Peggy M. Parrish, unmarried, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Ross Cluver and wife, Cora Cluver ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 37, BURCHWOOD PLACE, as shown on plat of record in Plat Book 547, Page 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James R. Browning to Peggy M. Parrish as recorded on the 5th day of April, 2001 in Instrument No. 20010405-0033528; Quitclaim Deed from Peggy M. Parrish and James R. Browning to Pamela Ann Brown, Trustee as recorded on the 14th day of April, 2000 in Instrument No. 200004140037740 and Warranty Deed from James T. Browning and Ella Browning Ricks, both unmarried to G. Simpkins Page and wife, Helen G. Page as recorded on the 3rd day of March, 1965 in Book 3866, Page 309, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Pamela Ann Brown executed the deed on behalf of Peggy M. Parrish pursuant to a Power of Attorney, executed by Peggy M. Parrish, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Parcel ID # **72-9 116.00**

This is improved property located at: **920 Burchwood Ave, Nashville, TN 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **27th** day of **September, 2007.**

Peggy M. Parrish by Pamela Ann Brown Her Attorney in Fact
Peggy Parrish
By: Pamela Ann Brown, Her Attorney in Fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On this 27th day of September, 2007, before me personally appeared Pamela Ann Brown, to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peggy M Parish, and who acknowledged that she executed the same as the free act and deed of Peggy M Parrish.

Witness my hand, at office, this 27th day of September, 2007.

C. M. GORRILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C.M. Gorrill
NOTARY PUBLIC

My commission expires: My Commission Expires MAR 21, 2009

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On this 27th day of July, 2007, before me personally appeared Pamela Ann Brown, to me known (or proved to me on the bases of satisfactory evidence) the be the person who executed the foregoing instrument for the purposes threrein contained.

Witness my had, at office, this 27th day of September, 2007

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: My Commission Expires MAR. 21, 2009

****

STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$128,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **27th** day of **September, 2007.**

Notary Public

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03.22.2008

****

Owner's Name: **Ross Cluver and Cora Cluver**

and Address: **920 Burchwood Ave, Nashville, TN 37216**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Ross Cluver and Cora Cluver
1246 Riverwood Drive
Nashville TN 37216