This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 098-050
PARCEL: 019.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Alan Michael Stromatt
4016 Port Jamaica Court
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/05/07 14:48 3 pgs
Fees:18.00 Taxes:721.50
20071205-0140991

WARRANTY DEED

This instrument prepared based upon information provide by the parties no title seach having been conducted at the time of preparation of this instrument

THIS INDENTURE, made this 30th day of November, 2007 between

Ronald L. Clevenger and Wife Carol Clevenger

hereinafter referred to as **Grantor**, and

Alan Michael Stromatt

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 130, ON THE PLAN OF LAKE PARK SUBDIVISION, SECTION III, OF RECORD IN BOOK 4660, PAGE 90, REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD L. CLEVENGER AND CAROL CLEVENGER, HIS WIFE BY DEED FROM JAMIE WOLFE, AND WIFE VANESSA WOLFE F/K/A VANESSA GREGORY, A SINGLE PERSON DATED 11/ 09/2007 AND RECORDED IN INSTRUMENT # 20071121-0136481, REGISTERSOFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ronald L Clevenger by Carol Clevenger Carol Clevenger

Ronald L. Clevenger a/k/a Ron Clevenger Carol Clevenger
By Carol Clevenger Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Clevenger the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November,2007

Notary Public

My Commission Expires: 9/25/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November 2007, before me personally appeared ,Carol Clevenger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Ronald L. Clevenger acknowledged that such person executed the same as the free act and deed of Ronald L. Clevenger

Notary Public

My Commission Expires: 9/25/10

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $195,000.00.

Carol Clevenger
Affiant

Sworn to and subscribed before me, this ____day of November, 2007

Notary Public

My Commission Expires: 9/25/10

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009