This space for Register's Office:

Davidson County DEEDWARR
Recvd: 12/17/07 11:01 3 pgs
Fees:18.00 Taxes:259.00
20071217-0144443

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Helen M. Rucker-Williams
909 Havenhill Drive
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #80-7-20

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Debra Clay** hereinafter called the **Grantors**, do hereby convey unto **Helen M. Rucker-Williams** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Bordeaux Hills, Section No. 2 of record in Book No. 3600, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 372 fronts 55 feet on the westerly side of Snell Boulevard and runs back 123.72 feet on the northerly line and 124.35 feet on the southerly line to a line at the rear measuring 55.00 feet thereon.

Being the same property conveyed to Debra Clay by Quit Claim Deed on November 26, 2002 of record in Instrument 20021204-0149629 said Register's Office.

Being the same property conveyed to Arthur W. Neal and wife Savannah Neal (now deceased) by deed from I-Deal Investment Company of record in Book 4719 Page 860 said Register's Office for said County.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30.00 foot set-back line from Snell Boulevard, a 20.00 foot easement for utilities and drainage along the west rear line and an anchor easement of 2.5 x 30.00 feet on Snell Boulevard at the southerly front corner; restrictions of record in Book No. 3537, Page 105 Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1. Taxes 2. All restrictions of record 3. All easements of record 4. All visible easements 5. All matters appearing on the plan of record 6. All applicable Governmental and Zoning regulations and 7. All indebtedness on the real property as recorded in the Register's Office, Davidson County.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4)All visible easements 5) All matters appearing on

the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1444 Snell Blvd Nashville, TN 37218

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further 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.

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 seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of December 2007.

Debra Clay

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Debra Clay known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 10 day of December 2007.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

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 $70,000.00.

Affiant

Sworn and subscribed before me on December 10, 2007.

Notary Public

My Commission Expires: 6-22-08