Davidson County DEEDWARR
Recvd: 05/23/08 10:03 3 pgs
Fees:18.00 Taxes:917.60
20080523-0052956

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of May, 20 08, by and between **MARK W. CLODFELTER and CYNTHIA E. CLODFELTER**, party of the first part, and
Pooja S. Ghodasara, an unmarried woman
, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING Lot No. 69, on the plan of Cedar Crest Subdivision, Phase II, as shown by plat of record in Plat Book 9700, page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark W. Clodfelter, married by deed from Fox Ridge Homes, Inc. of record in Instrument No. 20000106-0001820, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2008, and subdivision restrictions, building lines and easements of record in Plat Book 9700 Page 37, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

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

Mark W. Clodfelter
MARK W. CLODFELTER

Cynthia E. Clodfelter
CYNTHIA E. CLODFELTER

STATE OF INDIANA

COUNTY OF ST. JOSEPH

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MARK W. CLODFELTER**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 15 day of October, 2007.

Christine C. Kerfoot
Notary Public

My commission expires: 12-4-08

INDIANA NOTARY PUBLIC SEAL

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CYNTHIA E. CLODFELTER**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 11 day of Oct 2007.

Robert G. Smith
Notary Public

ROBERT G. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 11-22-08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 248,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of May, 2008.

Phyllis Keenan
Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-21-09

Property Address: **728 CEDAR CREST DRIVE, NASHVILLE, TN 37209**

Tax Parcel Number: 114080A06900CO

Name and address of property owner, and mail tax bills to:

Pooja S. Ghodasara
728 Cedar Crest Drive
Nashville TN 37209

SEND TAX BILLS TO:

AmTrust Bank
c/o First American RE Tax Service
1 First American Way
Mail Code: DFW1-5
Westlake, TX 76262
attn: Client Services

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Dr., Stuite 139
Brentwood, TN 37027