Davidson County DEEDWARR
Recvd: 06/23/08 13:51 2 pg
Fees:13.00 Taxes:351.13

20080623-0064441

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $94,900.00. Verlon E Nance Affiant Subscribed and sworn to before me, this the 23rd day of June, 2008. J Brandon Miller Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Verlon E. Nance	Volunteer Trust Mortgage Corp.	Map: 69-4
161 Haynes Park Drive	301 South Perimeter Park Drive Suite 125	Parcel: 146.00
Nashville, TN 37218	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER A. CLEGGETT, SR., MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERLON E. NANCE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 166 on the Plan of Section 2, Haynes Park Subdivision of record in Plat Book 4460, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter A. Cleggett, Sr. and wife, Adrianna E. Cleggett by Warranty Deed from Gloria Jean Cato of record in Book 8383, Page 727, Register's Office for Davidson County, Tennessee, dated June 21, 1991. Said Peter Anthony Cleggett and Adrianna Erica Cleggett having divorced pursuant to Final Decree of Absolute Divorce in the Fourth Circuit for Davidson County, Tennessee Docket No. 94D1939, dated September 7, 1994.

And being the same property conveyed to Peter A. Cleggett, Sr. by Quit Claim Deed from Adrianna E. Cleggett of record in Book 10762, Page 394, in the Register's Office for Davidson County, Tennessee, dated December 16, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 161 Haynes Park Drive, Nashville, TN 37218.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2008.

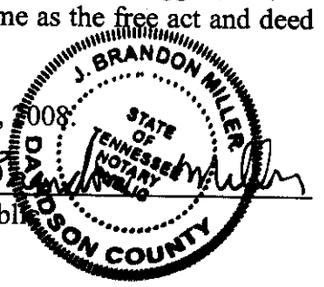
Peter A. Cleggett, Sr. by Felicia M. Cleggett, as attorney-in-fact

Peter A. Cleggett, Sr., by Felicia M. Cleggett, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2008, before me personally appeared Felicia M. Cleggett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter A. Cleggett, Sr., as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Peter A. Cleggett, Sr.

Witness my hand and seal this 23rd day of June, 2008.



Notary Public

My Commission Expires: November 22, 2010

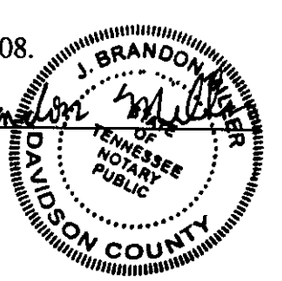
Felicia M. Cleggett

Felicia M. Cleggett, spouse of Peter A. Cleggett, Sr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Felicia M. Cleggett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2008.



Notary Public

My Commission Expires: November 22, 2010