THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27887-06-2008** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Avenue South** **Nashville, TN 37212**	The actual consideration or value, whichever is greater, for this transfer is: $727,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2008. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Clemmons, Tamara B. Clemmons 2215 Belmont Boulevard Nashville, TN 37212	New Owner	Map and Parcel No.: 104160147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Dougherty and spouse, Melissa L. Dougherty**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Ray Clemmons and wife, Tamara Baxt Clemmons** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2215 Belmont Boulevard, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2008.

James T. Dougherty by Melissa L. Dougherty AIF

James T. Dougherty
By Melissa L, Dougherty, Attorney-in-Fact

Melissa L. Dougherty

Davidson County DEEDWARR
Recvd: 08/04/08 14:26 2 pgs
Fees:13.00 Taxes:2689.90
20080804-0080114

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melissa L. Dougherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2008.

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:
STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Melissa L. Dougherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **James T. Dougherty** as she Attorney-In-Fact, as the free act and deed of the within named **James T. Dougherty**.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2008.

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the North half of Lot No. 154 on Belmont Land Company's Plan as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said North half of Lot No. 154 fronts 50 feet on the westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to James T. Dougherty and wife, Melissa L. Dougherty by deed from Mark J. Vanston and wife, Susan W. Vanston, of record as Instrument No. 20070807-0094426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.