THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08070563**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2008. Notary Public My Commission Expires My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Kristina B. Hadsall and Robert Clements 1425 McGavock Pike Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-07-280.00

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, **Jerry W. Clements and Deborah E. Clements, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristina B. Hadsall unmarried and Robert Clements unmarried**, as joint tenants with the right of survivorship ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 5 ON THE MAP OF J. A. DEMONTBREUN'S RESUBDIVISION OF CERTAIN LOTS IN THE R. M. DUDLEY 30 ACRE TRACT, OF RECORD IN BOOK 974, PAGE 68, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 5 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WILLIAMS FERRY ROAD (NOW MCGAVOCK PIKE) AND RUNS BACK BETWEEN LINES 189 FEET ON THE WESTERLY LINE AND 201.5 FEET ON THE EASTERLY LINE TO THE SOUTHERLY LINE OF A 15 FOOT ALLEY, ON WHICH IT MEASURES 61.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO JERRY W. CLEMENTS AND WIFE, DEBORAH E. CLEMENTS BY WARRANTY DEED FROM FRED R. BURTON AND WIFE, GLADYS S. BURTON, RECORDED ON THE 31ST DAY OF MAY, 1973 IN BOOK 4712, PAGE 701, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1425 McGavock Pike Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Davidson County DEEDWARR
Recvd: 08/08/08 11:19 2 pgs
Fees:13.00 Taxes:333.00
20080808-0081952

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2008.

Jerry W. Clements

Deborah E. Clements

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry W. Clements and Deborah E. Clements, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY