03

Realty Title Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/13/08 11:05 2 pgs
Fees:13.00 Taxes:259.00

20080813-0083325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Angela K. Patterson
Affiant

Subscribed and sworn to before me, this 21st day of July, 2008.

Kim Colbert
Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0807-35512

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sheri L. Patterson	WR Starkey Mortgage, LLP	081-16-0 558.00
1021 11th Avenue North	5505 W. Park Blvd., Suite 300	
Nashville TN 37208	Plano, TX 75093	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hervie F. Clemmons, Jr. unmarried, and Dan R. Clemmons, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sheri L. Patterson, hereinafter called the Grantees, their successors 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. 24, on the Plan of Glasscock and Porterfields Plan of Lots, of record in Book 19, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hervie F. Clemmons, Jr., an unmarried man and Dan R. Clemmons, a married man by quitclaim deed from Hervie F. Clemmons, an unmarried man, dated 4/14/04, recorded 4/22/04, of record in Instrument No. 20040422-0045997, Register's Office for Davidson County, Tennessee.
>
> Subject property is not now, and never has been, the residence of the grantors herein, nor any spouse or assigns.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1021 11th Avenue North, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 31st day of July, 2008.

Hervie F. Clemmons, Jr.

Dan R. Clemmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hervie F. Clemmons, Jr. and Dan R. Clemmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of July, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09