This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8687

ADDRESS NEW OWNER:
Michael B. Clunan
3535 Bell Road, # 309
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37219

MAP	**109**
GROUP	**B**
PARCEL	**309.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie N. Moore** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael B. Clunan**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 309 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenans for a more complete identification and description of said units.

Being the same property conveyed to Leslie N. Moore by deed from 70 South Associates, LLC, a Tennessee limited liability company dated April 16, 2004, of record in Instrument # 20040419-0043496, Register's Office for Davidson County, Tennessee.

This is improved property known as 3535 Bell Road, # 309, Nashville, Tennessee 37214. Possession is to be given on September 1, 2008.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

Davidson County DEEDWARR
Recvd: 09/03/08 15:05 2 pg
Fees:13.00 Taxes:471.75
20080903-0090402

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of August, 2008.

Leslie N. Moore

Leslie N. Moore

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leslie N. Moore**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2008.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $127,500.00.

Michael B. Clunn

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2008.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10