WARRANTY DEED

ET-08-1023

Wendy L. Locke Notary Public State of Tennessee Wilson Co.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Jessica Galbraith
Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2008.

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: 6-27-2011
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/30/08 14:16 3 pgs
Fees:18.00 Taxes:551.30
20080930-0099238

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis James Clifford	Regions Bank DBA Regions Mortgage (NAME)	
4729 Phoenix Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	75-4-133.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFERY T. LANDRUM AND WIFE, SHELA G. LANDRUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENNIS JAMES CLIFFORD, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 344, Tulip Grove, Section Six, of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery T. Landrum and wife, Shela G. Landrum by Warranty Deed from John W. Cotham and wife, Betty J. Cotham recorded June 6, 1978 in Book 5294, Page 303, Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 4460, Page 19; Book 4511, Page 994; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4729 Phoenix Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 24th day of September, 2008.

Jeffery T. Landrum
Jeffery T. Landrum

Shela Landrum
Shela G. Landrum

STATE OF Tennessee
COUNTY OF Wilson

On this the 24th day of September, 2008, before me personally appeared Jeffery T. Landrum and wife, Shela G. Landrum to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of September, 2008.

Notary Public

My Commission Expires: 7.24.11

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

CERTIFICATE OF AUTHENTICITY

I, **MANDY ALSUP**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

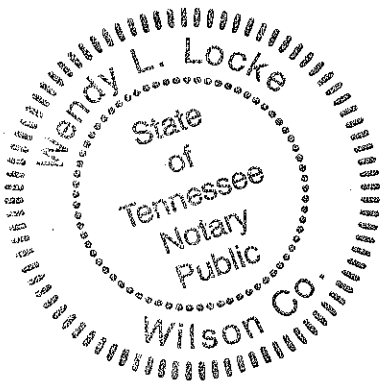
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, **WENDY L. LOCKE**, a notary public for this county and state **MANDY ALSUP**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 6-27-2011

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