WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF February, 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis E. Adams (NAME)	~~Tony R. Clouse~~ SAME AS NEW OWNER (NAME)	06916011900
3503 John Mallette Drive (ADDRESS)	~~xxxxxxxxxxxxxxxx~~ (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	~~xxxxxxxxxxxxxxxx~~ (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tony R. Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis E. Adams and Tanoka D. Adams **as tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 5 and a triangular strip of the northerly portion of Lot No. 29 on the Map of Ashton's Subdivision of the L. W. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southwest corner of the New Hydes Ferry Pike and Ashton Avenue; thence with the southerly margin of said Pike, westwardly 101.5 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwardly 200 feet to the northerly line of Lot No. 29; thence with said line westwardly 101.5 feet to the southwest corner of said Lot No. 6; thence eastwardly 200 feet, more or less, to the westerly margin of Ashton Avenue at a point 20 feet south of the corner of Lots Nos. 5 and 29; thence with said Avenue, northwardly 220 feet to the point of beginning.

Being the same property conveyed to Tony R. Clouse by Warranty Deed from George W. Sinor, a widower, which deed was recorded on September 30, 1999 in Book 11681, Page 964 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/27/09 12:54 2 pgs
Fees:13.00 Taxes:499.50
20090227-0017356

unimproved ( )
This is improved (X) property, known as 3503 John Mallette Drive, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 17th day of February 2009

Tony R. Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony R. Clouse

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th day of February, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY