WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert L. Stokes	Magna Bank	Parcel ID:
3030 Penn Meade Way	6525 Quail Hollow Road, Suite 300	052130B1400CO
Nashville, TN 37214	Memphis, TN 38120	

FOR AND IN 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

Michael T. Clevenger and wife, Jessica Clevenger,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert L. Stokes and wife, Jane E. Stokes
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:

BEING Lot No. 179 on the Plan of Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, as shown on plat of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Clevenger, a single man, by Warranty Deed dated August 31, 2006, of record in Instrument 20060911-0112172, said Register's Office.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 9700, page 858, said Register's Office; (3) Restrictive Covenants of record in Book 6762, page 208; Book 7566, page 571; Book 10630, page 501; and Book 11532, page 610, said Register's Office; (4) Terms and provisions of the Homeowners Association Charter of record in Book 8069, page 158, said Register's Office; and (5) Water and Sewer Easement of record in Book 7061, page 172 and Book 7061, page 196, said Register's Office.

Jessica Clevenger joins in this conveyance to convey any and all marital rights she may have in and to said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3030 Penn Meade Way, Nashville, TN 37214

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 27th day of July, 2009.

Michael T. Clevenger

Michael T. Clevenger

Jessica Clevenger

Jessica Clevenger

BILL GARRETT, Davidson County
Trans:T20090051652 DEEDWARR
Recvd: 07/31/09 08:13 2 pgs
Fees:13.00 Taxes:351.50

20090731-0071530

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Clevenger and Jessica Clevenger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2009.

My Commission Expires: 3/14/2010

Notary Public John D Hurtt

John D Hurtt

NOTARY PUBLIC-STATE OF FLORIDA
John D. Hurtt
Commission # DD528657
Expires: MAR. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027