WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076945 DEEDWARR
Recvd: 11/12/09 08:50 2 pgs
Fees:13.00 Taxes:773.30
20091112-0104146

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,000.00.

Affiant

Subscribed and sworn to me on November 5, 2009.

NOTARY PUBLIC

My Commission Expires: 2/24/13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aaron B. and Christen L. Clemins 1116 Delmas Avenue Nashville, TN 37216	Synovus Mortgage Corp. 2204 Lakeshore Dr. Ste. 325 Birmingham, AL 35209	072-10-0-193.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RICHARD MATTHEW CONLEY and WIFE, JOANNA JORDAN CONLEY**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **AARON B. CLEMINS and CHRISTEN L. CLEMINS, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being described as follows, to wit: being Lot No. 32 on the Map of Eastmoor Place, a subdivision by B. R. Kennedy of parts of Lots Nos 3 and 4 and all of Lot No. 5 in the division of the Mrs. Lucinda Litton's Lands of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 56 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 243.3 feet to a dead line.

Being the same property conveyed from Troy Weaver and wife, Shelia T. Weaver, by Warranty Deed dated May 25, 2007 to Richard Matthew Conley and wife, Joanna Jordan Conley, of record in Instrument No. 20070529-0063403, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters as set forth on Plan of Eastmoor Place of record in Plat Book 547, Page 177 and 178, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1116 Delmas Ave., Nashville, Tennessee 37216.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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

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 our hands on November 6, 2009.

Richard Matthew Conley
Richard Matthew Conley
by Laron Pendergrass, his Attorney-In-Fact
by [illegible], his Attorney-In-Fact

Joanna Jordan Conley
Joanna Jordan Conley
by Laron Pendergrass, her Attorney-In-Fact
by [illegible], her Attorney-In-Fact

State of Tennessee)
County of Davidson)

On November 6, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laron Pendergrass**, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument on behalf of **Richard Matthew Conley and wife, Joanna Jordan Conley** for the purposes therein contained, and who further proved to me that he is the Attorney-In-Fact for **Richard Matthew Conley and wife, Joanna Jordan Conley** and is authorized by **Richard Matthew Conley and wife, Joanna Jordan Conley** to execute this instrument on their behalf.

Tara Steward
Notary Public

My commission expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY