Mail

FROM:
MICHAEL H. CLARK

TO:
RICHARD M. NAIVE

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Richard M. Naive	Singleton Mtg. Co.	Map 118-11
2827 Columbine Place	6263 Poplar Avenue	Parcel 68
Nashville, TN 37204	Suite 100 Memphis, Tn. 38119	

WARRANTY DEED BOOK 7115 PAGE 457

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **MICHAEL H. CLARK**, have this day bargained and sold and do hereby transfer and convey unto **RICHARD M. NAIVE, a single person**, his heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31, of Block "D" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 31 fronts 75 feet on the westerly side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.
>
> Being the same property conveyed to Michael H. Clark, a single person by deed from Jimmy W. Forrester and wife, Sherrill Dean Forrester of record in Book 4926, page 528, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. Any property taxes owing on the said property are a lien until paid.
2. Restrictive Covenants contained in instrument of record in Book 1165, page 627, said Register's Office.
3. The Plan of record in Book 1130, page 36, said Register's Office, shows an owner's certificate, an undefined minimum building setback line from Columbine Place and a 20-foot easement for public utilities purposes along the rear and northern most line of said lot.

4. Applicable building and zoning regulations.

5. Such state of facts as an accurate survey would disclose.

6. All existing highway, roadways, and utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives,to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

AND I, Teresa G. Clark, do hereby join in this conveyance, for the purpose of releasing any and all martial rights or any other rights I may have in the above property due to my marriage to the Grantor or by any other means acquired.

WITNESS OUR HANDS on this 19th day of January, 1987

8649 1

IDENTIFICATION JAN 23 9 47 AM '87 FILED

BOOK 715 PAGE 458

Michael H. Clark
MICHAEL H. CLARK

Teresa G. Clark
TERESA G. CLARK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael H. Clark and wife, Theresa G. Clark, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 19th day of January, 1987.

Notary Public

My Commission Expires: 9/26/90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of January, 1987.

Notary Public

My Commission Expires: 9/26/90

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7115 PAGE 459

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40[illegible]. 3- CAMT.
: 2.00 STAX
.50 PRFEE
6.00 MPTF
CHECK 113.50-
[illegible]/23/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 4 9 I.

IDENTIFICATION REFERENCE

JAN 23 9 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37863