0164196
IDENTIF. & REFERENCE

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

96 MAR 26 PM 3:05
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Address New Owner And Send Tax Bills To:

Mark Christofersen
3431 Hampton Avenue
Nashville, TN 37215

Map and Parcel Number:

Map 103-6, Parcel 242

BOOK 9991 PG 641

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **ROBERT WAITE CLARK** and wife, **NELL M. CLARK** (hereinafter collectively referred to as the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **MARK CHRISTOFERSEN** (hereinafter referred to as the "Grantee"), in fee simple, certain real property in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as the "Property"), to have and to hold the Property to the Grantee, and the Grantee's heirs, legal representatives, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; and that the Property

is free and clear of all liens and encumbrances, except as herein set forth. The Grantor will forever warrant and defend the title to the Property against all lawful claims.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 26th day of March, 1996.

Robert Waite Clark

Robert Waite Clark

Nell M. Clark

Nell M. Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 1996.

Kimberly K. Hutton

Notary Public

My Commission Expires: 2-12-97

298.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberly K. Hutton, a Notary Public in and for said State and County, the within named **Robert Waite Clark**, the within named 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 Nashville, Tennessee, this 26th day of March, 1996.

Kimberly K. Hutton
Notary Public

My Commission Expires: 2-12-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth L. Campbell, a Notary Public in and for said State and County, the within named **Nell M. Clark**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of March, 1996.

Kenneth L Campbell
Notary Public

My Commission Expires: May 25, 1996

C:\WPDAT\PRO\CLARK\CLARK1.GWD

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of "Resubdivision of Lots 61 & 62 Brookside Court," of record in Book 5190, Page 278, Register's Office for Davidson County, Tennessee, to which Plan reference is here made, excluding, however, the following property:

Being part of Lot No. 62 of the Plan of Brookside Court, of record in Book 1424, Page 145, Register's Office for Davidson County, Tennessee.

Beginning at a point in the present eastern margin of White Bridge Road; said point being on the southeast corner of the intersection of Kendall Drive and White Bridge Road and lying in a southerly direction a distance of 50.65 feet, more or less, from the centerline of Kendall Drive, said point is also the beginning of a curve; thence in a northerly and easterly direction with the present eastern margin of White Bridge Road and the present southern margin of Kendall Drive along a curve to the right having a central angle of 52° 47' 53" and a radius of 27.69 feet for a distance of 25.52 feet, more or less, to a point; said point being the intersection of the present southern margin of Kendall Drive with the proposed southern margin of Kendall Drive; thence in a westerly and southerly direction with the proposed southern margin of Kendall Drive and the proposed eastern margin of Briley Parkway along a curve to the left having a central angle of 58° 00' 10" and having a radius of 24.00 feet for a distance of 24.30 feet, more or less, to a point of reverse curvature; thence in a southerly and westerly direction with the proposed eastern margin of Briley Parkway along a curve to the right having a central angle of 2° 32' 41" and having a radius of 1,949.86 feet for a distance of 86.60 feet, more or less, to a point; said point being the intersection of the proposed eastern margin of Briley Parkway and the present eastern margin of White Bridge Road; thence in a westerly and northerly direction with the present eastern margin of White Bridge Road along a curve to the right having a central angle of 66° 54' 53" and having a radius of 20.00 feet for a distance of 23.36 feet, more or less, to a point; said point being the end of curve; thence in a northerly direction with the present eastern margin of White Bridge Road for a distance of 67.27 feet, more or less, to the point of beginning and containing in area approximately 621 square feet.

The foregoing excluded property is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Nelson C. Andrews and wife, Sue Andrews, of record in Book 5317, Page 145, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert Waite Clark and wife, Nell M. Clark, by deed from Nelson C. Andrews and wife, Sue Andrews, of record in Book 5302, Page 807, Register's Office for Davidson County, Tennessee.

This is improved property known as 5555 and 5557 Kendall Drive, Nashville, Tennessee 37209.

Exhibit B

Title Exceptions

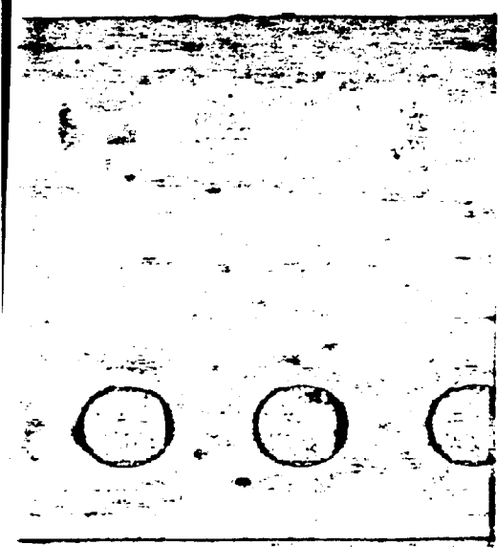
1. Real property taxes for 1996, which taxes have been prorated and have been assumed by the Grantee.

2. 10 foot public utilities easement, 10 foot sewer easement, 30 foot minimum building setback line and other matters shown on the Plat of "Resubdivision of Lots 61 & 62 Brookside Court," of record in Book 5190, Page 278, Register's Office for Davidson County, Tennessee.

3. Sewer line easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5631, Page 233, Register's Office for Davidson County, Tennessee.

4. Temporary construction easement in deed of record in Book 5317, Page 145, Register's Office for Davidson County, Tennessee.

5. Title to any portion of the property embraced within the right-of-way of any streets or highways.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9991 PG 646

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

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 20.00
TOTAL 298.50
CHECK 298.50

03/26/96 01 15:08 0001 2824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164196
IDENTIF. & REFERENCE

96 MAR 26 PM 3:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1020855