0164198

IDENTIF. & REFERENCE

MAIL ENV.

96 MAR 26 PM 3:06

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

Address New Owner And Send Tax Bills To:

Mark Christofersen
3431 Hampton Avenue
Nashville, TN 37215

Map and Parcel Number:

Map 103-6, Parcel 246

BOOK 9991 PG 660

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** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does 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.

Nell M. Clark, the wife of the Grantor, joins in this instrument for the purpose of conveying any marital interest she may have in the Property.

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 $87,500.00.

Affiant

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

Kimberly K. Hewitt

Notary Public

My Commission Expires: 2-12-97

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\CLARK2.GWD

96 MAR 27 AM 8:02 SECTECK 344.75

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 2 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.

Said Lot 2 fronts 79.83 feet on the southerly margin of Kendall Drive and extends back between parallel lines 114.07 feet to a line on the rear on which it measures 79.83 feet.

Being the same property conveyed to Robert Waite Clark by a deed from A & C Properties, of record in Book 8916, Page 386, Register's Office for Davidson County, Tennessee.

This is improved property known as 5553-A and 5553-B Kendall Drive, Nashville, Tennessee 37209.

BOOK 9991PG664

Exhibit B

Title Exceptions

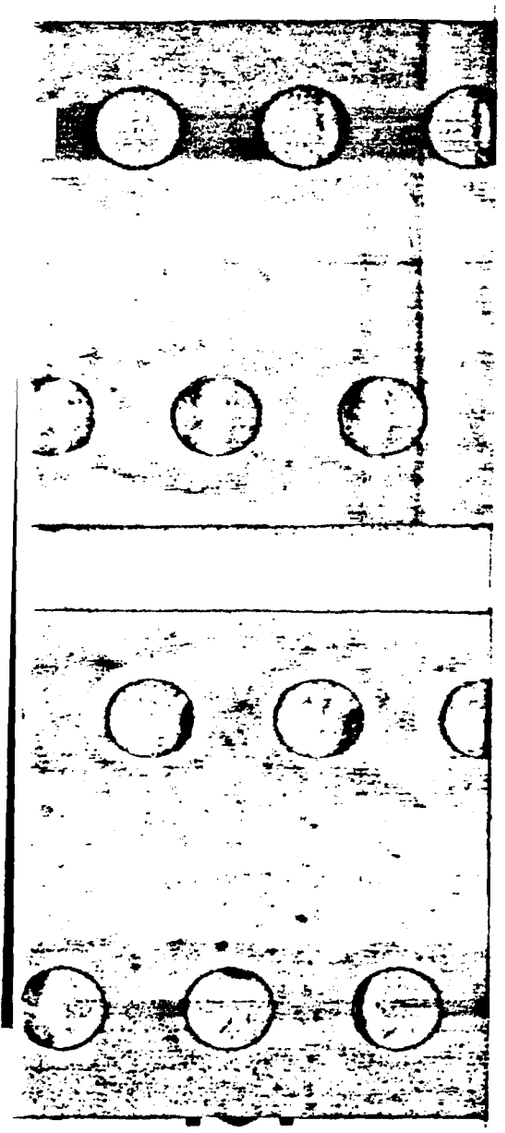
1. Real property taxes for 1996, which taxes have been prorated and have been assumed by the Grantee.

2. 10 foot public utilities easement, 10 foot sewer easement, 30 foot minimum building setback line and other matters shown on the Plan 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. Non-exclusive driveway agreement and easement, of record in Book 5791, Page 691, 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 865

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	87500.00
CON TX	323.75
PRFEE	1.00
MREED	20.00
TOTAL	344.75
CHECK	344.75

03/26/96 01 15:09 0001 2826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164198
IDENTIF. ↑ REFERENCE

96 MAR 26 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020857