0164200

IDENTIF. & REFERENCE

MAIL ENV.

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

96 MAR 26 PM 3:07

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

Address New Owner And Send Tax Bills To:

Sarah J. Boyce
P.O. Box 150324
Nashville, TN 37215

Map and Parcel Number:

Map 103-6, Parcel 209

BOOK 9991 PG 679

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 **SARAH J. BOYCE** (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. Hutton
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\CLARK3.GWD

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 38 of the Plan of Brookside Court, of record in Book 1424, Page 145, Register's Office for Davidson County, Tennessee, to which Plan reference is here made, excluding however, the following property:

> Being part of Lot 38 on the map of Brookside Courts, Inc., Subdivision, as of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee.
>
> Beginning at the southwest corner of said Lot 38; said point is also the northwest corner of Lot 39 and is on the present eastern margin of White Bridge Road; thence, in a northerly direction and along the present eastern margin of White Bridge Road a distance of 98.30 feet, more or less, to the beginning of a curve; thence, in a northerly and easterly direction along a curve to the right having a radius of 29.2 feet and having a central angle of 84° 36' for a distance of 43.1 feet, more or less, to a point; said point lying on the present southern margin of Knob Road; thence, in an easterly direction along the present southern margin of Knob Road for a distance of 24.46 feet, more or less, to a point; said point being the beginning of a curve for the propose eastern margin of Briley Parkway; thence in a westerly and southerly direction along a curve to the left having a radius of 34 feet and having a central angle of 84° 36' for a distance of 50.20 feet, more or less, to a point; said point lying on the proposed eastern margin of Briley Parkway; thence, in a southerly direction with the proposed eastern margin of Briley Parkway for a distance of 94.01 feet, more or less, to a point on the southern boundary of Lot 38; said point is also on the northern boundary of Lot 39; thence, in a westerly direction along the southern boundary of Lot 38 for a distance of 20.08 feet, more or less, to the point of beginning and containing in area approximately 2,550 square feet.
>
> The foregoing excluded property is a portion (designated as Tract No. 103-6-209) of 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 5388, Page 862, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Waite Clark by deed from T & C Properties, Inc. (formerly Town & Country Realty Co.), of record in Book 5808, Page 368, Register's Office for Davidson County, Tennessee.

This is improved property known as 5585 and 5587 Knob Road, Nashville, Tennessee 37209.

Exhibit B

BOOK 9991PG683

Title Exceptions

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

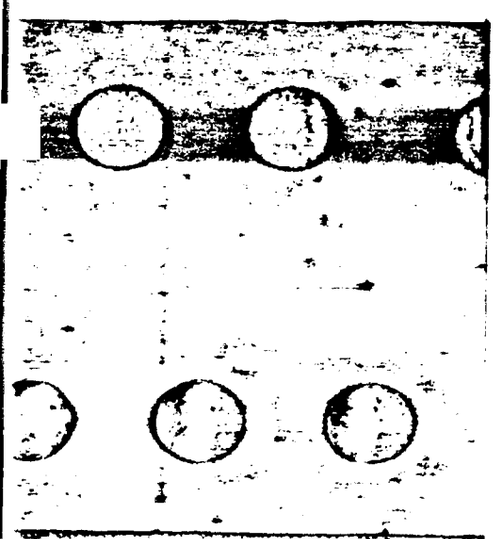
2. Public utilities easement, sewer easement, minimum building setback line and other matters shown on the Plan of Brookside Court, of record in Book 1424, Page 145, Register's Office for Davidson County, Tennessee.

3. Temporary construction easement contained in deed of record in Book 5388, Page 862, Register's Office for Davidson County, Tennessee.

4. Deed of easement, of record in Book 5469, Page 420, 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.

2813 03/26 0101 03CHECK 344.75





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

RECEIVED OF _____

FOR _____

BOOK 9991 PG 684

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
MDEED	20.00
TOTAL	344.75
CHECK	344.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2828

0164200
IDENTIF. & REFERENCE

96 MAR 26 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020859