BOOK 10497 PG 22

Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

X Matthew E. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew E. Clark (NAME) | same (NAME) | MAP 119-1 |
| 311 East Radnor Street (ADDRESS) | (ADDRESS) | PARCEL 140 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 6DA15647 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martin A. Courter and wife, Wanda W. Courter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew E. Clark

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly half of Lot No. 1 on the map of the re-subdivision of Lot Nos. 17, 18 and 19, Cumberland Nurseries, a plan of said resubdivision is of record in Book 161, page 166, Register's Office for said County. Said part of Lot No. 1 fronts 70 feet on the southerly side of Glenrose Avenue and runs back 191 feet, more or less, on the easterly line and 188 feet on the westerly line, with the easterly margin of Wickson Avenue, to the northerly line of Lot No. 2, measuring 65 1/2 feet thereon.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the portion of said lot conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8715, page 508, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Martin A. Courter and wife, Wanda W. Courter by deed from James M. McKnight and wife, Lois Lynn McKnight of record in Book 6454, page 175, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( X )
This is improved ( ) property, known as 307 Glenrose Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the 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 hand s this 12th day of June 19 97

Martin A. Courter

Wanda W. Courter

Wanda W. Courter

BOOK 10497 PG 23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin A. Courter and wife, Wanda W. Courter

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June 19 97.

My commission expires 11/22/97

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE COUNTY OF DAVIDSON COUNTY, TENN.

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

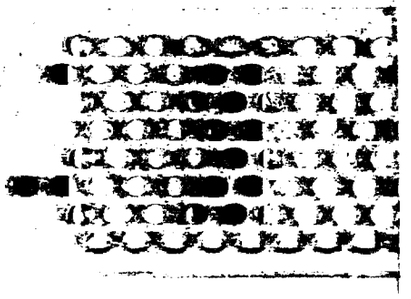
The legal description is the same as the previous deed of record.

0317298
IDENTIF. & REFERENCE

97 JUN 18 PM 1:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



4596 06/18 0101 02CHECK 219-90



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

RECEIVED OF _____

FOR _____

BOOK 10497 PG 24

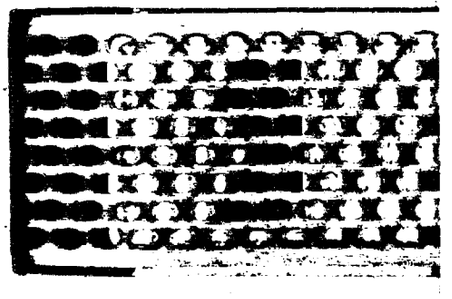
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

06/18/97 01 13:23 0001 4599

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



03 17298
IDENTIF. # REFERENCE

97 JUN 18 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1164669