10630 769

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: 5/20/2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shana L. MacKenzie (NAME) | Regions Mortgage, Inc. (NAME) | 142-15D-9.00 |
| 406 W. Sun Valley (ADDRESS) | P.O. Box 2489 (ADDRESS) | 09D-80864 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Montgomery, AL 36102-2489 (CITY) (STATE) (ZIP) | |

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, Alan M. Clark and wife, Kimberly Rene Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shana L. MacKenzie, unmarried

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:

Land in Davidson County, Tennessee, BEING Lot No. or Unit No. 9 on the Plan of Sun Valley Townhomes, a Planned Unit Development, of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
Being the same property conveyed to Alan M. Clark and wife, Kimberly Rene Clark, by deed from John R. Hulen and wife, Jo Ann Hulen, of record in Book 9669, page 693, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantor; Declaration of Covenants, Conditions & Restrictions of record in Book 7422, page 977; By-Laws of record in Book 7446, page 393; Charter of record in Book 7760, page 663; Easements of record in Book 6615, page 74 and Book 8840, page 898; Conveyance of Common Area of record in Book 7447, page 358; Plan of record in Book 6900, page 519; all in the Register's Office for Davidson County, Tennessee.

5291 10/02 0101 03CHECK 330.53

unimproved ( )
This is improved ( X ) property, known as 406 W. Sun Valley, Nashville, TN 37221
(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 30th day of September 19 97

Alan M. Clark

Alan M. Clark

Kimberly Rene Clark

Kimberly Rene Clark

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 Alan M. Clark and wife, Kimberly Rene Clark

the bargainor S, 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 Brentwood, Tennessee, this 30th day of September 19 97.

Commission expires 5/27/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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



97 OCT -2 AM 10:25
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
03547S1

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____ 10630:771

| | | |
|---|---|---|
| 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 | 86900.00 |
| CON TX | 321.53 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 330.53 |
| CHECK | 330.53 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/02/97 1024 0001 5291

0354751
IDENTIF. # REFERENCE

97 OCT -2 AM 10:25

FELIX Z. WILSON, II
REGISTER

No.1204642