BOOK 10684 PG 594

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Ebert (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 97-9 |
| 3404 Lauer Drive (ADDRESS) | P.O. Box 35140 (ADDRESS) | PARCEL 20 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Louisville, KY 40232 (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, Tim Clark and wife, Tina Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Ebert and wife, Cassandra Ebert

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 Lot No. 8, on the plan of Hickory Bend, Section VII, of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot fronts 70 feet on the northwesterly side of Lauer Drive and runs back 150 feet on the southeasterly line and 167.1 feet on the northeasterly line to a dead line in the rear, which is a broken line, on which it measures 70.4 feet.

BEING the same property conveyed to Tim Clark and wife, Tina Clark by deed from James W. Gaither and wife, Mary Gaither, being one and the same as Mary A. Gaither, of record in Book 10429, Page 378, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3600, Page 478, Register's Office for said County.

97 NOV 14 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0369940

unimproved ( )
This is improved ( X ) property, known as 3404 Lauer Drive, Nashville, TN 37214
(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 13th day of November 19 97

Tim Clark

Tina Clark

FILE BOX 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned BOOK 10684 PG 595, a Notary Public in and for said County and State, the within named Tim Clark and wife, Tina 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 Nashville, Tennessee, this 13th day of November 19 97.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF

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

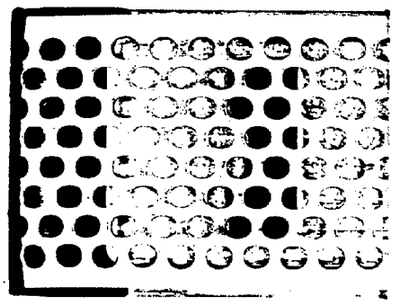
1812 11/14 0101 02CHECK 353-10

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE. TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10684 PG 596

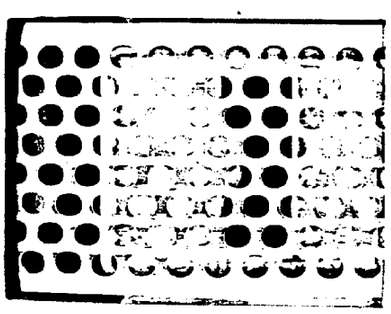
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

11/14/97 01 13:56 0001 1812

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



0369940
IDENTIF. # REFERENCE

97 NOV 14 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1220974