BOOK 10746 PG 242

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Homeowners Resource Corp.	[NEW OWNER	[ ]
[2201 Murfreesboro Pk Ste D-201	[	[Map 162-09]
[Nashville, TN 37217	[	[Parcel 153]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

97-12-4742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Benjamin A. Clark, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Ben Clark Land Trust, Eckhardt Realty Trustee, (the "Grantee"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 126 on the Plan of Section V, Hickory View, as shown on Plat of record in Plat Book 6900, page 868, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin A. Clark by Warranty Deed from Kevin C. Stephan and wife, Stacee Stephen of record in Book 10201, page 458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the existing Deed of Trust payable to GMAC Mortgage Corporation of PA, of record in Book 10201, page 461, Register's Office for Davidson County, Tennessee. The Grantee is assuming liability for the payments of this indebtedness secured by said Deed of Trust.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as **5705 Ashmont Drive, Nashville Tennessee 37211.**

8460 01/05 0101 03 CHECK 356.47

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $~~92,310~~.00 93,910.00

Affiant

[Subscribed and sworn to before me this [30th day of December, 1997

Notary Public

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees heirs and assigns, forever.

98 JAN -5 PM 1:47

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03868 21

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantees heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of **December**, 1997.

Benjamin A Clark
Benjamin A. 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 Benjamin A. Clark, the bargainors, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 30th of December, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

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

RECEIVED OF _____

FOR _____

BOOK 10746 PG 244

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 93910.00
CON TX 347.47
PRFEE 1.00
WDEED 8.00
TOTAL 356.47
CHECK 356.47

01/05/98 01 13:47 0001 8460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0386821
IDENTIFICATION REFERENCE

98 JAN -5 PM 1:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239140