WARRANTY DEED

NOT FOR PUBLICATION

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

10880 PG 408

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 505,000.00

Melanie B Clardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 98

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001
(AFFIX SEAL)

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

N0298-187L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Clardy (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 145-1
4705 Stuart Glen Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 27
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Robert W. Hawkins and wife, Karen N. Hawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Clardy and wife, Melanie B. Clardy

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 all of Lot No. 11 on the Plan of Stuart Glen, Section Two, as shown by plat and survey of record in Plat Book 6250, Page 443, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert W. Hawkins and wife, Karen N. Hawkins by deed from Wickham and Hensley, Inc. of record in Deed Book 6593, Page 920, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6540, Page 677, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

04237461
IDENTIFICATION REFERENCE
98 APR -9 AM 9:44
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

04/09 01:01 03CHECK 1877.50

unimproved ( )
This is improved (X) property, known as 4705 Stuart Glen Drive, Nashville, Tennessee 37215
(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 25th day of March 19 98

Robert W. Hawkins

Karen N. Hawkins
Karen N. Hawkins

BOOK 10880 PG 409

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Hawkins and wife, Karen N. Hawkins

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 25th day of March, 19 98.

Commission expires February 18, 2001

Notary Public

KIMBERLY R. BAKER NOTARY PUBLIC LARGE BEDFORD COUNTY, TENNESSEE

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

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

RECEIVED OF _____

FOR _____

BOOK 10880 PG 410

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 505000.00
CON TX 1868.50
PRFEE 1.00
WDEED 8.00
TOTAL 1877.50
CHECK 1877.50

04/09/98 09:45:4001 2173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423746
IDENTIF. & REFERENCE

98 APR -9 AM 9:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1278355