Box 5

Map: 119-04-0

Parcel: 150.00

WARRANTY DEED

BOOK 11405 PG. 366

ADDRESS OF NEW OWNER

Anderson A. Clark and
Santiago J. Herlein
312 Lawndale Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:

SAME

99 MAR 30 AM 8:21
BELL BRANDT REGISTER
DAVIDSON COUNTY, TN.

056720

IDENTIFICATION REFERENCE

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, P. C.
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $79,900.00.

Affiant

Subscribed and sworn to before me this 29 day of MARCH, 1999.

Notary Public
My Commission Expires: 3-18-2003

For and in Consideration of the sum of SEVENTY NINE THOUSAND, NINE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We Greta Ann Williams and Shirley Joy Williams Švihra, have bargained and sold, and by these presents do transfer and convey to Anderson A. Clark and Santiago J. Herlein, as tenants in common, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Being Lot 149 on the Map of Glencliff Estates, Section Three, as of record in Book 1424, page 1, Register's Office for Davidson County. Said Lot No. 149 fronts 100 feet on the easterly side of Lawndale Drive and runs back 319.3 feet on the southerly line and 385.9 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 116.1 feet thereon. This description was taken from the previous deed of record.

Being the same property conveyed to Paul L. Williams and wife, Quanah B. Williams, by Warranty deed from Glencliff Estates Incorporated, of record in Deed Book 1912, Page 289, Register's Office for Davidson County, Tennessee. Paul L. Williams died January 4, 1981, leaving Quanah B. Williams as the sole owner of the property. Quanah B. Williams died testate January 3, 1999 in Davidson County, Tennessee. No formal estate administration was necessary but the Will of Quanah B. Williams was filed with the clerk of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The grantors, Greta Ann Williams and Shirley Joy Williams Švihra, are the only heirs at law of Quanah B. Williams and also the only beneficiaries under her Will. Quanah B. Williams and Quanah Buckner Williams were and are the same person. Shirley Joy Williams Švihra and Shirley Joy Williams were and are the same person. Paul L. Williams and Paul LeRoy Williams were and are the same person. See Affidavit of Heirship of record in Deed Book, 11405, Page 364, said Register's Office.

There were and are no debts or claims against the estates of Paul L Williams or Quanah B. Williams which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estates of Paul L Williams or Quanah B. Williams which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the deaths of Paul L Williams or Quanah B. Williams which are payable from the real property described above.

We, Greta Ann Williams and Shirley Joy Williams Švihra, do represent and affirm that we have not used this property as a residence, nor has it been used as marital property and that no marital rights of any kind have attached to this property.

This is improved property, known as 312 Lawndale Drive, Nashville, Tennessee 37217.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Anderson A. Clark and Santiago J. Herlein, their heirs and assigns, forever.

We. Greta Ann Williams and Shirley Joy Williams Švihra, do represent to Anderson A. Clark and Santiago J. Herlein that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

We, Greta Ann Williams and Shirley Joy Williams Švihra, do bind ourselves, our successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Anderson A. Clark and Santiago J. Herlein their heirs and assigns, against the lawful claims of all persons.

Witness this 23rd day of March, 1999.

Greta Ann Williams
Greta Ann Williams

STATE OF VIRGINIA)
)
City
~~COUNTY~~ OF Radford)

Personally appeared before me, Georgeanna W. Kimbleton, a Notary Public in and for the above ~~County~~ City and State, the within named Greta Ann Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes stated above.

Witness my hand and official seal at Radford, Virginia this 23rd day of March, 1999.

Georgeanna W. Kimbleton
NOTARY PUBLIC

My Commission Expires: June 30, 2001

Witness this 23 day of March, 1999.

Shirley Joy Williams Švihra
Shirley Joy Williams Švihra

STATE OF CALIFORNIA)
)
COUNTY OF Contra Costa)

Personally appeared before me, Lucinda A Sailer, a Notary Public in and for the above County and State, the within named Shirley Joy Williams Švihra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes stated above.

Witness my hand and official seal at [illegible], California this 23rd day of March, 1999.

Lucinda A Sailer
NOTARY PUBLIC

LUCINDA A. SAILER
COMM. # 1153854
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires May 31, 2001

My Commission Expires: May 31, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11405 PG. 369

0567204

IDENTIFICATION/REFERENCE

99 MAR 30 AM 8:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444119