Instr:200002230017542 Page: 1 OF 2
REC'D FOR REC 02/23/2000 8:19:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $703.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 18th day of February, 2000.

Notary Public

SANDY RING
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 1, 2002

My Commission Expires: 10/1/2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelly A. Clark
4523 Beacon Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 130-15-0 043.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arshi Dokht A. Nasseh, an unmarried person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Kelly A. Clark, unmarried and Dana Ross Wilkerson, unmarried, as tenants in common with rights of survivorship,** hereinafter referred to as 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. 4 of Block S on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 116.7 feet on the easterly margin of Beacon Drive and extends back 394.7 feet on the northerly line, and 377.1 feet on the southerly line to a dead line on the rear on which it measures 173.25 feet.

Being the same propety conveyed to ARSHI DOKHT A. NASSEH and husband, MAHMOUD NASSEH by quitclaim deed from Arshi Dokht A. Nasseh and Nader Nasseh, an unmarried person, of record in Book 8661, page 11, Register's Office for Davidson County, Tennessee. The said Mahmoud Nasseh having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1512, page 384, Register's Office for Davidson County, Tennessee.

Pipeline Agreement of record in Book 1530, page 359, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4523 Beacon Drive, Nashville, Tennessee 37215.

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**, her heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, her 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 my hand this 18th day of February, 2000.

Arshi Dokht A. Nasseh by Nasser Nasseh atty/in/fact

Arshi Dokht A. Nasseh

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 Nasser Nasseh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Attorney-in-fact for Arshi D. Nasseh, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Attorney-in-fact for Arshi D. Nasseh.

Witness my hand and official seal this 18th day of February, 2000.

Notary Public

K. THOMPSON SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

10/22/01

My Commission Expires