Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Instr:200004250040829 Page: 1 OF 3
REC'D FOR REC 04/25/2000 11:44:34AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $453.25

ADDRESS NEW OWNER:
Evelina L. Goeke, Trustee, et al
908 Lawrence Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **44-15-0**
GROUP
PARCEL **146.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger D. Clark and wife, Joann S. Clark** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Evelina L. Goeke, Trustee and Judith G. Harris, Trustee for the Rego Trust**, hereinafter called the Grantee, their successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 280 of Section "A" on the Plan of Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County. Said Lot No. 280 fronts 54 feet on the westerly margin of Lawrence Street and extends back 87.4 feet on the northerly line and 87.5 feet on the southerly line to a dead line measuring 54 feet thereon.

Being the same property conveyed to Roger D. Clark and wife, Joann S. Clark by deed from Bobby A. Ezell and Glenn R. Ezell, only heirs-at-law of Louise A. Ezell dated September 21, 1977, of record in Book 5203, page 629, Register's Office for Davidson County, Tennessee.

This is improved property known as 908 Lawrence Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 44-15-0, Parcel 146.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to an easement for right-of way as set out in the deed from Nashville Industrial Corporation to Du Pont Fiber Silk Company set forth in an instrument of record in Book 626, page 557, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to an additional easement for right-of-way for telephone lines granted to Cumberland Telephone and Telegraph Company by deed from Nashville Industrial Corporation as set forth in an instrument of record in Book 662, page 743, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, thier successors and assigns, forever; and,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 19th day of April, 2000.

Roger D. Clark

Joann S. Clark

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roger D. Clark and wife, Joann S. Clark**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2000.

Patricia M. Gwin

NOTARY PUBLIC

My Commission Expires: 1-30-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

Evelissa L. Gaske
AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2000.

Patricia M. Gwin

NOTARY PUBLIC
My Commission Expires: 1-30-2001