Instr:200005010043124 Page: 1 OF 3
REC'D FOR REC 05/01/2000 2:40:43PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1676.10

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys At Law
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $453,000.00

James P. Clarke
Affiant

Subscribed and sworn to before me, this 26th day of April, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr./Mrs. James P. Clarke	BANK OF AMERICA	Map 115-04
725 Darden Place	2059 Northlake Parkway	Pacel 72.00
Nashville, Tennessee 37205	Tucker, GA 30084	FB # 08DZ 47315

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EDWIN E. CARTY, JR. AND WIFE, JANET M. CARTY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES P. CLARKE AND WIFE, JILL C. CLARKE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 725 Darden Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2000.

EDWIN E. CARTY, JR.

JANET M. CARTY

By: EDWIN E. CARTY, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN E. CARTY, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN E. CARTY, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JANET M. CARTY, and is authorized by the said JANET M. CARTY, to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of April, 2000.

My Commission Expires:_____

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Hillwood Estates, Section Nine, Part One, as of record in Plat Book 2331, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin E. Carty, Jr. and wife, Janet M. Carty by deed from Frances S. Stribling, unmarried of record in Book 9758, page 597, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 4373, page 114; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 27, said Register's Office.