Instr:200005150048826 Page: 1 OF 2
REC'D FOR REC 05/15/2000 2:35:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $412.55

NEW OWNER:
TINA P. CLARK
207 RIVERSTONE COURT
NASHVILLE, TENNESSEE 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 00-0406

SEND TAX BILLS TO:
NEW OWNER

Map 85-14 Group A Parcel 207CO

D E E D

FOR AND IN CONSIDERATION of the sum of **One Hundred Eleven Thousand Five Hundred and 00/100 Dollars ($111,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANNE P. DUGAN, an unmarried woman** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TINA P. CLARK, an unmarried woman**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being Unit 207, in the Riverstone Condominiums, a horizontal property regime established by Master Deed of record in Book 6998, Page 839, Register's Office for Davidson County, Tennessee, and amended in the Restated Master Deed, Book 7245, page 211, said Register's Office, together with the appurtenant undivided interest in the common areas of Riverstone Condominiums; as shown by and upon a map of the same on record in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to ANNE P. DUGAN, an unmarried woman by deed from Riley, Russell, Cahn and Associates, dated June 1, 1987, and of record in Book 7268, Page 574, Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6998, Page 839, and Book 6900, page 317, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

WITNESS MY SIGNATURE hereto this 11th day of May, 2000.

Anne P. Dugan
ANNE P. DUGAN

By: Sharon Tygret
Sharon Tygret, Attorney in Fact pursuant to Power of Attorney recorded simultaneously with this instrument.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHARON TYGRET**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ANNE P. DUGAN** the within-named bargainor, as the free act and deed of the said **ANNE P. DUGAN.**

WITNESS my hand and official seal at office, this 11th day of May, 2000.

Jo Ann Aulds
NOTARY PUBLIC AT LARGE

My commission expires: 2/12/03

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

****

The actual consideration or value, whichever is greater, for this transfer is **$111,500.00**.

Grant Clark
AFFIANT

Sworn to and subscribed to before me this 11th day of May, 2000.

Jo Ann Aulds
NOTARY PUBLIC

My commission expires: 2/12/03

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.