This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37064

Map: 130-6
Parcel: 55

Instr:200008230083418 Page: 1 OF 3
REC'D FOR REC 08/23/2000 10:35:42AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $1295.00

ADDRESS OF NEW OWNERS: David Clark
4413 Harding Place
Nashville, TN.
37205

SEND TAX STATEMENTS TO: New Owners

NAME OF MORTGAGEES: The Community Bank
4205 Hillsboro Rd - Ste 101
Nashville, TN. 37215

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADFORD TRUST COMPANY, EXECUTOR OF THE ESTATE OF LILLIAN DRAIN CLARK, AND JAMES SHEPARD, hereinafter called the GRANTOR, has bargained and sold by these presents does transfer and convey unto DAVID L. CLARKE AND WIFE, DEBORAH M. CLARKE hereinafter called the Grantees, its successors and assigns, the following described property:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being the easterly 150 feet of Lot No. 20 on the Plan of the subdivision of Block "C" in Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for said County.

Said part of Lot No. 20 fronts 150 feet on the southerly side of Harding Place and runs back 301 feet on the easterly line and 294 feet, more or less, on the westerly line to the northerly line of Lot No. 19, measuring 150 feet thereon.

Being the same property conveyed to Roy W. Clark, Jr. by warranty deed of Laurence N. Polk and wife, Marjorie S. Polk of record in Book 1763, page 101, Register's Office of Davidson County, Tennessee. And further by Quitclaim Deed from Roy W. Clark, Jr. to Lillian Drain Clark of record in Book 10173, page 729, Register's Office of Davidson County, Tennessee. The said Lillian Drain Clark having since died and said property being vested in Bradford Trust Company, Executor of the Estate of Lillian Drain Clark by Last Will and Testament of Lillian Drain Clark.

INCLUDING BUT EXCLUDING PROPERTY CONDEMNED AND TAKEN BY CONSENT JUDGMENT MORE PARTICULARLY DESCRIBED IN BOOK 5807, PAGE 661, ALONG WITH EASEMENTS THEREIN FOR A 10 FOOT SANITARY SEWER.

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, its successors and assigns, forever.

And Bradford Trust Company Executor of the Estate of Lillian Drain Clark and James Shepard does covenant with the said GRANTEES that it is lawfully seized and

possessed of said land, has good right to convey it, and the same is unencumbered, expect as follows:

1. 2000 Metropolitan Davidson County and City of Belle Meade Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes. Map 43-16 Parcel 186

2. Subject to matters appearing on the Plan of Belle Meade Plan No. 2 Block "C" of record in Plat Book 421, page 58, Register's Office of Davidson County, Tennessee.

3. Easement for sanitary sewer of record in Book 5807, page 661, Register's Office of Davidson County, Tennessee.

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

Bradford Trust Company Executor of the Estate of Lillian Drain Clark and James Shepard executes this instrument only in its capacity as Grantee and no further, or otherwise.

In Witness Whereof, the parties hereto have executed this instrument on this the 8 day of August, 2000.

BRADFORD TRUST COMPANY, EXECUTOR OF THE ESTATE OF LILLIAN DRAIN CLARK

BY: Evie Todd

Title: Trust Counsel

JAMES SHEPARD

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 EVIE TODD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HERSELF to be the TRUST COUNSEL of Bradford Trust Company, Executor of the Estate of Lillian Drian Clark, the within named bargainor, and that She as such Trust Counsel, executed the foregoing instrument for the purposes therein contained and no further otherwise, by signing the name of Bradford Trust Company, Executor of the Estate of Lillian Drain Clark, by herself as Trust Counsel.

Witness my hand and official seal at Nashville, Tennessee, on this the 18 day of August, 2000.

Patricia R. Cook
Notary Public

My Commission Expires: 7/28/01

PATRICIA R. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Shepard the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 18 day of August, 2000.

(SEAL)

Notary Public

My Commission Expires: 2-28-2001

CHARLES E. MORTON, IV • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

Sworn to and subscribed before me, on this the 18 day of August, 2000.

Notary Public

My Commission Expires: 2-28-2001

CHARLES E. MORTON, IV • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TENN.