WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Kathleen C Paradis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF AUGUST, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen C. Paradis	**First Union Mortgage Corporation**	**150-10-0-118.00**
(NAME)	(NAME)	
3258 Lu Ann Drive	**150 Fayetteville Street Mall**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Raleigh, NC 27601-2919**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEONARD LOWRY CLARK AND WIFE, JUDITH G. CLARK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN C. PARADIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain tract or parcel of land situated in Davidson County, Tennessee, being Lot No. 29B on the Zone Lot Division of Lots 21 thru 30, Cherry Hills, Section 12 as of record in Book 6250, Page 466, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Leonard Lowery Clark and wife Judith G. Clark by deed of record in Instrument No. 200003220029213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Judith G. Clark by Leonard Lowery Clark as her Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith.; Register's OfficeDavidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as **3258 Lu Ann Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Davidson County DEEDWARR
Recvd: 09/07/00 10:18 2pgs
Fees:11.00 Taxes:259.00
20000907-0088450

Witness **my/our hand(s)** this **31st day of August, 2000**.

Leonard Lowery Clark

Judith G. Clark

State of Tennessee County of Davidson

On this 31st day of August, 2000 before me personally appeared Leonard Lowery Clark, the person who executed the foregoing instrument on behalf of Judith G. Clark, and acknowledged that he executed the same as the free act and deed of the said Judith G. Clark, through Power of Attorney granted him, by the said Judith G. Clark.

NOTARY PUBLIC AT LARGE

Notary Public

Commission Expires: 2-18-01

State of Tennessee County of Davidson

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

Witness my hand and official seal at Antioch, Tennessee, this 31st day of August, 2000.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE