Davidson County DEEDWARR
Recvd: 03/21/01 11:47 2pgs
Fees:11.00 Taxes:647.50
20010321-0027142

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William R. McBroom, et ux
119 Sunset Drive
Mt. Juliet, Tennessee 37122

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 133-6
Parcel 153.1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Howard Richard Clark, Jr.,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William R. McBroom and wife, Sandra K. McBroom,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Being part of Tract No. 1 on the Map of J. G. Grissom's Wheeler Avenue Addition, not of record, described according to a survey made by Hickerson-Hickerson, Surveyors, March 19, 1962, as follows:

Beginning on the easterly margin of Nolensville Road at a point S 25° 00' east 560.7 feet from the southerly margin of Wheeler Avenue; thence N 65° 00' east 188 feet; thence S 25° 00' east 9 feet; thence N 65° east 12 feet; thence S 25° 00' east 70 feet; thence S 65° 00' west 200 feet to the easterly margin of Nolensville Road, thence with the same, N 25° 00' west 79 feet to the beginning, containing 0.36 acres, more or less.

Being the same property conveyed to Howard R. Clark and wife, Helen O. Clark, by deed from F. L. Eubank and wife, Helen L. Eubank, as of record in Book 4108, page 538, Register's Office for Davidson County, Tennessee. The said Howard R. Clark, died on April 11, 1967, leaving Helen O. Clark as the surviving tenant by the entireties with right of survivorship; the said Helen O. Clark died on November 9, 1999. The said Helen O. Clark was remarried and her spouse Walter C. Tanksley, Jr., predeceased her. Howard Richard Clark, Jr. is the sole beneficiary under the Last Will and Testament of Helen Oliver Clark Tanksley as of record in Will Book 232, page 53, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is made in conjunction with an Internal Revenue Code Section 1035 exchange for the property located at 4633-4635 Forest Ridge Drive, Hermitage, Tennessee 37076.

This is improved property known as 3714 Nolensville Road, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3096, page 145; and an easement to cut and fill slopes as of record in Book 2021, page 440, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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.

Witness my hand this 16 day of March, 2001.

Howard Richard Clark Jr

HOWARD RICHARD CLARK, JR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HOWARD RICHARD CLARK, JR.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16 day of March, 2001.

Dean Robinson

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$175,000.00.**

AFFIANT

Subscribed and sworn to before me this 16th day of March, 2001.

Dean Robinson

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03