WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/01 08:58 2pgs
Fees:11.00 Taxes:399.60

20010328-0029599

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Maureen H Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF MARCH, 2001.**

Angela M Parker
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(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
Maureen H. Smith	Same	**147-5-236**
(NAME)	(NAME)	
305 Blackman Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Orman Wayne Clark and wife Frances Taylor Clark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maureen H. Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 228, on the Plan of Caldwell Country Estates, Section IV, as of record in Book 2854, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 228, fronts 90 feet on the South side of Blackman Road and extends back 170.64 feet in the west line and 170.3 feet on the east line, to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Orman Wayne Clark and wife Frances Taylor Clark by deed of record in Book 4656, Page 780, Register's Office for Davidson County, Tennessee.

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

O. Wayne Clark and Orman Wayne Clark are one and the same.

unimproved ☐

This is improved ☒ property, known as **305 Blackman Road, Nashville, TN 37211**

(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.

Witness **my/our hand(s)** this **27th day of March, 2001**.

O. Wayne Clark
O~~mar~~ Wayne Clark

Frances Taylor Clark
Frances Taylor Clark

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 O~~mar~~ Wayne Clark and Frances Taylor 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. * O. Wayne Clark

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2001.

Commission expires:

Notary Public

My Commission Expires 2-10-2002