Davidson County DEEDWARR
Recvd: 07/09/01 10:40 2pgs
Fees:13.00 Taxes:425.50
20010709-0072760

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of July, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires: 12/24/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peter Luboff and Pat Luboff
2605 Barclay Drive
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
83-12-0-068.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian L. Clark, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Peter Luboff and wife, Pat Luboff** hereinafter referred to as 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. 26 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County.

Said Lot No. 26 fronts 69.3 feet on the easterly side of Barclay Drive and runs back between lines 263.2 feet on the northerly line and 279.9 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 118.7 feet.

Being the same property conveyed to Brian L. Clark, unmarried, by Warranty Deed from Marcus Glen Dotson and Janice Dotson Kangers and Dixie Geneva Dotson of record in Book 9660, Page 216, Register's Office for Davidson County, Tennessee. The said Brian L. Clark having since married.

Jennie C. Clark as spouse of Brian L. Clark hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 2284, Page 612, Register's Office for Davidson County, Tennessee.

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2133, Page 103, Register's Office for &*V28& County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2605 Barclay Drive, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 5th day of July, 2001.

Brian L. Clark

Jennie C. Clark

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 Brian L. Clark and wife, Jennie C. Clark, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of July, 2001.

Notary Public

10/22/04
My Commission Expires

03334-BP