[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **19th** day of **September, 2001** between **Rose C. Johnson, unmarried,** , GRANTOR, and **Albert Clark, Unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of L. H. Davis Subdivision of Block 41 on the Plan of Clifton Lots, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl E. Divens and wife, Rose Lee Divens by Warranty Deed from Irvin Wolf and wife, Mary E. Wolf of record in Record Book 3763, page 609, Register's Office for Davidson County, Tennessee, Earl E. Divens having since died. Rose Lee Divens know known as Rose C. Johnson.

Subject to all matters of record in Plat Book 57, page 100, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

Improved property known as 1018 1/2 42nd Avenue North Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **19th** day of **September, 2001.**

Rose C Johnson
Rose C. Johnson

Davidson County DEEDWARR
Recvd: 09/21/01 09:49 2pgs
Fees:13.00 Taxes:209.79
20010921-0102356

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose C. Johnson, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 19th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $56700

Affiant

Subscribed and sworn before me this 19th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Albert Clark
1018 1/2 42nd Ave. North
Nashville, TN 37209

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:
MAP 91-8
Parcel 107