Davidson County DEEDWARR
Recvd: 01/03/02 13:25 2pgs
Fees:13.00 Taxes:384.80

20020103-0001078

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 20 01

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Clarke (NAME)	Georgia Bank & Trust Co. of (NAME)	MAP 119
56 Thompson Lane (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	GROUP 11-0
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	PARCEL 123

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, Dorothy M. Hughes, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew W. Clarke and wife, LaDebra A. Clarke

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. 109 on the Map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said County.

Said Lot No. 109 fronts 150 feet on the northerly side of Thompson Lane and runs back 212.9 feet on the westerly line and 225 feet on the easterly line, to a dead line, measuring 150.2 feet thereon.

BEING the same property conveyed to James A. Hughes and wife, Dorothy M. Hughes by deed from Haskell B. Barrett and wife, Aubrey C. Barrett, of record in Book 2927, Page 285, Register's Office for said County. The said James A. Hughes now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 1850, Page 439, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 1, said Register's Office; and (3) Right of Way Easement of record in Book 3671, Page 93, said Register's Office; Order of Taking of record in Book 5756, Page 596 and Book 5856, Page 101, said Register's Office; Water Main Easement of record in Book 6434, Page 942, said Register's Office.

unimproved ( )
This is improved (X) property, known as 56 Thompson Lane, 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 hand this 28th day of December, 20 01

Dorothy M. Hughes by Kathryn Hughes Chambers Atty in fact
Dorothy M. Hughes

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Kathryn Hughes Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Dorothy M. Hughes as her Attorney in Fact as the free act and deed of the within named Dorothy M. Hughes.
Witness my hand and official seal at Nashville, Tennessee the 28th day of December, 2001.

My Commission Expires: 3/29/03

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.