Davidson County DEEDWARR
Recvd: 02/19/02 11:31 2pgs
Fees:13.00 Taxes:961.63

20020219-0020866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Mabry and Joyce A. Mabry	Franklin Financial Mortgage	Map: 116-I-K-4
(NAME) 4026 C Woodmont Boulevard	(NAME) 206 East Main Street	Parcel:
(ADDRESS) Nashville TN 37205	(ADDRESS) Franklin, Tennessee 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, BRIAN G. CLINCH, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto BILLY J. MABRY AND WIFE, JOYCE A. MABRY, hereinafter called the GRANTEE(S), 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, TN being Unit N. 4026C on Lot No. 116A as shown on the plan of 4026 Woodmont Condominiums, of record in Book 6200, page 251, as amended by Exhibit C to Master Deed of record in Book 6870, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate descriptioin thereof, together with an undivided interest in the common elements of 4026 Woodmont Homeowner's Association, all as described in Book 6870, page 501, et seq.

Being the same property conveyed to Linda L. Tynes and Brian G. Clinch, both unmarried, by deed of record in Book 8671, page 405, and further conveyed to Brian G. Clinch by quitclaim deed from Linda L. Tynes, unmarried, of record in Book 11439, page 550, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

All matters as set forth in the Master Deed of record in Book 6870, page 501; and, any and all matters as shown on plat of record in Plat Book 6200, page 251, Register's Office of Davidson County, Tennessee.

Linda Tynes Clinch joins in the execution of this instrument for the sole purpose of conveying any interest she may have in subject property, as the spouse of Brian G. Clinch.

Unimproved ( )
This is improved (X) property, known as 4026 C Woodmont Boulevard, Nashville, TN 37205
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 15th day of February, 2002.

Brian G. Clinch

Linda Tynes Clinch

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Brian G. Clinch who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of February, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared Linda Tynes Clinch, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of February, 2002.

Carol T. Baker Notary

Commission Expires: 1/26/05