FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 10:29 2pgs
Fees:13.00 Taxes:555.00

20020403-0040345

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 20 02

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(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. (NAME)	MAP 149-2
56 Thompson Lane (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	PARCEL 12
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Jacob Morgan

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:

BEING Lot No. 11, on the Plan of Section 1, Cottage Hill, of record in Plat Book 4860, Page 83, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jacob Morgan, married, by deed from Robert M. Still, Jr. and wife, Ivalene J. Still, of record in Book 9565, Page 196, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 4860, Page 83, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 83, said Register's Office; and (3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 8024, Page 700, said Register's Office; (4) Electrical Easement of record in Book 8382, Page 957, said Register's Office; and (5) Easement of record in Book 8460, Page 168, said Register's Office.

unimproved ( )
This is improved (X) property, known as 114 Aileen Court, Antioch, TN 37013
(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 27th day of March, 20 02

Jacob Morgan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SAN DIEGO } ss.

On MARCH 27, 2002 (Date) before me, MARILYN L. CARNES, NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared JACOB MORGAN (Name(s) of Signer(s)),

_ personally known to me
X proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Marilyn L Carnes
Signature of Notary Public

MARILYN L. CARNES
Commission # 1264131
Notary Public - California
San Diego County
My Comm. Expires Jun 13, 2004

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: N/A Number of Pages: 1 plus ATTACHMENTS
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer
Signer's Name: JACOB MORGAN
_ Individual
_ Corporate Officer — Title(s): _____
_ Partner — _ Limited _ General
_ Attorney in Fact
_ Trustee
_ Guardian or Conservator
_ Other: _____
Signer Is Representing: SELF

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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