First Title & Escrow
File Box 98

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***294,000.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2002.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 04/15/02 10:53 2pgs
Fees:13.00 Taxes:1087.80
20020415-0046197

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MARY HELEN CLARKE 1134 Brookmeade Drive Nashville, Tennessee 37204	SAME	MAP 131-4 PARCEL 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FOUR THOUSAND AND 00/100 DOLLARS ($***294,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, WILLIAM H. KNOX and wife, DAWN C. KNOX (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto MARY HELEN CLARKE, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of Duncanwood of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William H. Knox and wife, Dawn C. Knox, by deed from Timothy B. Stofka and wife, Jami K. Stofka, of record in Book 9398, page 221, Register's Office for Davidson County, Tennessee.

This is improved property known as 1134 Brookmeade Drive, Nashville, Tennessee 37204.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Duncanwood of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of April, 2002.

WILLIAM H. KNOX

DAWN C. KNOX

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 WILLIAM H. KNOX and DAWN C. KNOX, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2002.

Notary Public

My Commission Expires: 10.12.05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee