THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
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Davidson County DEEDWARR
Recvd: 05/22/02 15:49 2pgs
Fees:13.00 Taxes:300.63
20020522-0062598

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Donald R. Clark, et ux 8270 Old Springfield Pike Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVA JEWEL PRUETT, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DONALD R. CLARK and wife, LINDA A. CLARK, hereinafter referred to as 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 the 11th Councilmanic District of Davidson County, Tennessee in the City of Goodlettsville, being bounded on the north by Dickerson Pike (U.S. Hwy. 41) on the east by Lot 1 Lockeridge Subdivision (Book 9700, page 202 RORDCT), and Tony Cannon (Book 9052, page 740 RODCT) on the south by Old Springfield Pike and on the west by Eugene Bausell and being described according to a mortgage loan inspection with a composite description prepared from adjacent deeds, plats, Tennessee Department of Transportation right-of-way plans and field measurements prepared by Campbell McRae and Associates (Glenn McRae, TN R.L.S. #1673) dated 7/1/99, more particularly as follows:

BEGINNING at a point in the northerly margin of Old Springfield Pike, said point being the southeast corner of the Eugene Bausell land (Lot 9 Resubdivision of the unrecorded plan of the W.H. Tinnon Subdivision (Book 5190, page 152 RODCT); thence with said Bausell, and said Lot 9, North 18 deg. 48' 37" East 338.61 feet to a point in said Bausell; thence continuing with said Bausell (Book 7974, page 844 RODCT), Northerly 245 feet +- to a point in the southerly margin of Dickerson Pike (U.S. Hwy. 41); thence with said southerly margin, easterly 25.38 feet to a point at the northwest corner of Lot 1 Lockeridge Subdivision (Book 9700, page 202, RODCT); thence with said Lot 1 Lockeridge Subdivision, South 01 deg. 33' 28" West 353.46 feet to a point in the westerly line of Tony Cannon (Book 9052, page 740 RODCT); thence with said Cannon, South 01 deg. 34' 52" West 341.46 feet to a point in the northerly margin of said Old Springfield Pike; thence with said Old Springfield Pike, northerly 270 feet +- to the point of beginning.

BEING the same property conveyed to Joe Pruett and wife, Eva Jewel Pruett, by deed of record in Book 11569, page 585, Register's Office for Davidson County, Tennessee. The said Joe Pruett, a/k/a Joe Bennett Pruett, Sr., died on July 14, 2001, at which time the said property became vested in Eva Jewel Pruett, as a surviving tenant by the entirety.

The mailing address for the said property is 8270 Old Springfield Pike, Goodlettsville, TN 37072.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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, the GRANTOR does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, the GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

EVA JEWEL PRUETT,
an unmarried woman

"GRANTEES"

DONALD R. CLARK

LINDA A. CLARK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVA JEWEL PRUETT, DONALD R. CLARK and wife, LINDA A. CLARK, 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, at office, this the 21st day of May, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $81,250.00.

Affiant

Sworn to and subscribed before me, this the 21st day of May, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005