WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/02 09:31 2pgs
Fees:13.00 Taxes:99.90

20020621-0074963

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LORI J. NEELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 26, 2003

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Maxwell (NAME)	~~Cash~~ (NAME)	147-7 PAR 136
328 Flora Maxwell Rd. (ADDRESS)	New Owner (ADDRESS)	147-7-136
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(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, Tony Arlena Clark A/K/A Tony A. Clark A/K/A Lena Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Maxwell

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:

Property located at: 328 Flora Maxwell Rd, Davidson County, Nashville, TN 37211 AND:

Land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee being the East one-half of Lot No. 22 on the unrecorded plan of Chester Maxwell's Subdivision, described as follows:

Beginning at a point in the southerly margin of Flora Avenue 750 feet more or less of the easterly margin of Nolensville Pike, being 50 feet east of the corner of Lots 21 and 22, thence with the margin of Flora Avenue, easterly 50 feet to the corner of Lot 22 and Lot 23; thence with the line between said lots southerly 125.8 feet to a point; thence North 80 deg. 16 min. west 50.825 feet more or less to a point; thence north 116.8 feet more or less to the point of beginning.

Being the same property conveyed to Tony Arlena Clark, being the sole heir of Willie D. Redmond, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

* Being the same property conveyed to Willie D. Redmond and wife Cordella Redmond by deed in Book 2643, page 485, Register's Office for Davidson County, TN. The said Willie D. Redmond having since died and being predeceased by his wife, vesting property to Tony Arlena Clark as sole heir.

Tony Arlena Clark being one and the same person as Tony A. Clark and Lena Clark.

unimproved ( )
This is improved (X) property, known as 328 Flora Maxwell Rd., 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 7th day of June, 2002

Tony Arlena Clark
Tony Arlena Clark

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 Tony Arlena Clark

the bargainor ____, 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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, PUBLIC, Tennessee, this 7th day of June, 2002.

Commission expires AT LARGE

Notary Public

KAY J. NERLY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

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 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 _____, _____.

My commission expires _____

_____
Notary Public