

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~05/15/04~~ 7/25/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Zimmer and Denice Zimmer	Countrywide Home Loans, Inc.	Map: 155-07-A-29.00
(NAME) 7169 Forrest Oaks Drive	(NAME) 4500 Park Granada	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWELVE dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD D. CLARK, TRUSTEE OF THE RICHARD D. CLARK REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 17, 2001 AS TO A ONE-HALF (1/2) UNDIVDED INTREST AS TENANT IN COMMON, AND VICKI I. CLARK, TRUSTEE OF THE VICKI I. CLARK REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 17, 2001, AS A ONE-HALF (1/2) UNDIVIDED INTREST AS TENANT IN COMMON., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto GEORGE ZIMMER AND WIFE, DENICE ZIMMER, 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:

Land in Davidson County, Tennessee, being all of Lot No. 16, Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "B" Subdivision, as shown by plat appearing of record in Plat Book 7900, page 993 as amended in Plat Book 9700, page 123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard D. Clark and spouse, Vicki I. Clark by Warranty Deed of record in Book 10129, page 993 and further conveyed to Richard D. Clark, Trustee of the Richard D. Clark Revocable Living Trust Agreement dated December 17, 2001, a one-half (1/2) undivided interest as tenant in common, and Vicki I. Clark, Trustee of the Vicki I. Clark Revocable Living Trust Agreement dated December 17, 2001, a one-half (1/2) undivided interest as tenant in common, by Quitclaim Deed of record in Instrument No. 20011220-0140421, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 4788, page 950, Book 5349, page 921, Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and in Book 9472, page 824; Transmission Line Easement to USA in Book 4259, page 651; Easement for Water Rights in Book 4739, page 739; Easement for Sewer Line in Book 6613, page 533; Storm Water Detention Agreement in Book 6613, page 705; Charter of Poplar Creek Homeowners Association in Book 7120, page 125; Quitclaim Deed conveying open space in Instrument No. 20011017-0113305; and, any and all matters as shown on plat of record in Plat Book 7900, page 993 as amended in Plat Book 9700, page 123; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 7169 Forrest Oaks Drive, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 24th day of June, 2002.

Richard D. Clark

Richard D. Clark

Vicki I. Clark

Vicki I. Clark

Davidson County DEEDWARR
Recvd: 06/27/02 13:35 2pgs
Fees:13.00 Taxes:810.30

20020627-0077674

STATE OF Tennessee

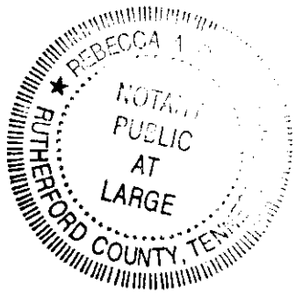
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Richard Clark and wife, Vicki Clark who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of June, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville,TN37217