PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

M. NO

THIS INDENTURE is made and entered into this **25th** day of **July, 2002** between **ROBERT WAITE CLARK and NELL N CLARK** , GRANTOR, and **BRUCE PAUL MEYERS and MARY H. MEYERS, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 15 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, page 140, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest on the general and limited common elements of the Condominium.

Being the same property conveyed to Robert Waite Clark and spouse, Nell N. Clark by deed from Wellington II Limited Partnership, a Tennessee limited partnership, of record in Book 10065, Page 979, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); All Matters of Record in Book 5210, Page 341 and Book 5200, Page 316; Sanitary Sewer Easement of record in Book 7692, Page 861, Book 7692, Page 858 and Book 7763, Page 290; By laws of record in Book 10018, Page 150 and Book 10058, Page 623; Master Deed of record in Book 10018, Page 140; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Robert Waite Clark
ROBERT WAITE CLARK
Signature of Seller

Nell N Clark
NELL N CLARK
Signature of Seller

NC

Davidson County DEEDWARR
Recvd: 07/30/02 12:43 2pgs
Fees:13.00 Taxes:543.90

20020730-0091143

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT WAITE CLARK and wife, NELL N. CLARK,** the within names 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, at office, this 25th day of JULY, **2002.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

BRUCE PAUL MEYERS and MARY H, MEYERS
4040 WOODLAWN DR #15
NASHVILLE, TN 37205

Property Address:

4040 WOODLAWN DR #15
Nashville, TN 37205

Person Responsible for Taxes:

U.S. BANK N.A.
4801 FREDERICA STREET
OWENSBORO, KY 42301

Parcel #: 103, 16-0-H, # 6-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$147,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Nell N. Clark
Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of July, **2002.**

Notary Public

My Commission Expires: 9/28/02

BALDWIN LAND TITLE, PLLC
717 OLD HICKORY BLVD
BRENTWOOD, TN 37027