WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Mader, III (NAME)	AmSouth Bank (NAME)	157-00-0
6385 Chickering Circle (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	038.00
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Michael R. Clardy and wife, Melanie B. Clardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Mader, III and wife, Trudy T. Mader

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 Lot No. 17 on the Plan of Iroquois Meadows, of record in Book 5050, Page 86, as amended in Book 5234, Page 671, Register's Office for said County, to which reference is hereby made for a more particular description.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 6385 Chickering Circle, Nashville, TN 37215 (157-00-0/038.00).

BEING the same property conveyed to Michael R. Clardy and wife, Melanie B. Clardy by deed dated 8/4/00 of record in Instrument No. 20000807-0078277, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/18/02 08:03 2pgs
Fees:13.00 Taxes:1790.80

20021018-0128003

unimproved ( )
This is improved (X) property, known as 6385 Chickering Circle, Nashville, Tennessee 37215
(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 our hand s this 15th day of October, 2002

Michael R. Clardy

Melanie B. Clardy POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of October, 2002, before me personally appeared James Sherrod to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael R. Clardy and wife, Melanie B. Clardy and who acknowledged that he executed the same as the free act and deed of the said Michael R. Clardy and wife, Melanie B. Clardy by virtue of that Power of Attorney, duly executed by the said Michael R. Clardy and wife, Melanie B. Clardy and appearing of record in Trust Deed Book ~~D~~ _____, page _____, of the Register's Office for Davidson County, Tennessee. T-20021018-0128002

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of October, 2002.

_____
Notary Public

My Commission Expires: _____