WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Peggy S. Ferrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES 4-28-04
(AFFIX SEAL)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY
My Commission Expires April 28, 2004

Davidson County DEEDWARR
Recvd: 02/05/03 08:37 2pgs
Fees:13.00 Taxes:370.00
20030205-0015547

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy S. Ferrell	same	MAP 25-12 PAR. 54
(NAME)	(NAME)	
220 Mossy Trail		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, I, Beverly F. Clark, a single woman Clark, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy S. Ferrell, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 35 and the southerly part of Lot No. 36 on the Map of Clark Place, Section Four, as of record in Book 2331, page 74, described as follows:

BEGINNING at a point in the southeasterly margin of Cima Drive, at the common corner of Lots 34 and 35; thence with the margin of said Drive, and with a slight curve, northeasterly 120 feet to a point; thence leaving said Drive in a southeasterly direction 200 feet to a point in the rear line of Lot 36; thence southerly with the line of Lots 35 and 36, 143.7 feet to a monument in the rear line of Lot 35; thence continuing with the rear line of Lot 35, westerly 142 feet to a corner of Lots 34 and 35; thence with the line of said Lots, northwesterly 254 feet to the beginning.

Being the same property conveyed to Helen H. Clark and Beverly F. Clark, as joint tenants with the right of survivorship, by deed of record in Book 7594, page 320, Register's Office for Davidson County, Tennessee; the said Helen H. Clark having since died May 26, 2000 the property vests in Beverly F. Clark.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This instrument was prepared without the benefit of title insurance.

The Grantee herein is responsible for the 2003 City and County Taxes assessed to the above property.

This is improved property, known as 109 Cima Drive, Goodlettsville, TN 37072
(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 31st day of January, 2003.

Beverly F. Clark
Beverly F. Clark

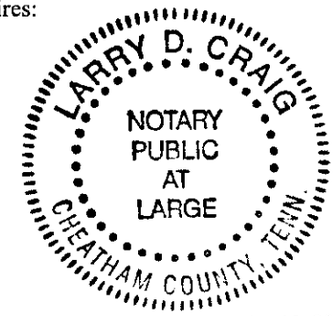
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Beverly F. Clark, a single woman Clark the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 1/31/2003.

Commission expires:



My Commission Expires APRIL 28, 2004

Notary Public