WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/03 14:31 2pgs
Fees:13.00 Taxes:377.40

20030822-0122477

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP 25, 2004
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen Proctor (NAME)	Southeastern Financial, Inc. (NAME)	MAP 105 13
1004 Lawrence Avenue (ADDRESS)	3343 Perimeter Hill Drive, #111 (ADDRESS)	PARCEL 169
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Ernestine Clark, Unmarried

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

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 the easterly one-half of Lot No. 7 on the Plan of the McAlister Property, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 50 feet on the northerly side of Lawrence Avenue and runs back between parallel line 150 feet to an alley.

BEING the same property conveyed to William E. Clark and wife, Ernestine Clark by Warranty Deed from Richard E. Young and wife, Beulah J. Young of record in Book 3643, page 181, Register's Office for Davidson County, TN
The said William E. Clark having since died.

Nancy L. Tolbert executes this Instrument as Attorney-in-Fact on behalf of Ernestine Blakey Clark pursuant to Durable Power-of-Attorney of record by Instrument No. 20030815-0118074, Register's Office for Davidson County, Tennessee.

Ernestine Blakey Clark and Ernestine Clark is one and the same person.

unimproved ( )
This is improved (X) property, known as 1004 Lawrence Avenue, Nashville, TN 37204
(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 15th day of August, 2003

Ernestine Clark
By: Ernestine Blakey Clark
Nancy L. Tolbert, Attorney-in-fact
Nancy L Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of AUGUST, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared NANCY L. TOLBERT, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of ERNESTINE BLAKEY CLARK as HER attorney in fact, being authorized so to do, and acknowledged that she executed the same as the free act and deed of the said ERNESTINE BLAKEY CLARK.

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of August , 2003.

NOTARY PUBLIC

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003