PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of October, 2003, by and between CHARLES A. LEWIS and NORA J. LEWIS, HUSBAND AND WIFE, hereinafter called Grantors, and RUSSELL A. CLARK, UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, CHARLES A. LEWIS and NORA J. LEWIS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto RUSSELL A. CLARK, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4603 CAMELLIA PLACE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Charles E. Lewis
CHARLES A. LEWIS

Nora J. Lewis
NORA J. LEWIS

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/06/03 08:41 3pgs
Fees:18.00 Taxes:513.93

20031106-0162773

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES A. LEWIS and NORA J. LEWIS, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of October, 2003.

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RUSSELL A. CLARK, UNMARRIED

4603 CAMELLIA PLACE
NASHVILLE, TN 37216

Property Address:

4603 CAMELLIA PLACE
NASHVILLE, TN 37216

Person Responsible for Taxes:
Bank of America
200 S College St.
Charlotte, NC. 28255-0001

Map & Parcel #: MAP 61-8, PARCEL 107

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 **$138,900.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 2003.**

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 8 on the unrecorded Plan of George C. Nolen's subdivision of a 10-acre tract, shown on a survey by Erle Drake, County Surveyor, May 30, 1936, described as follows:

Beginning at a point on the westerly margin of Camellia Place, formerly Newton Avenue, at the common corner of Lots 7 and 8; thence southerly along the westerly margin of said Avenue, 100 feet to the corner of Lots 8 and 9; thence westerly 220 feet; thence North 6-3/4 degrees West along a fence line, 100 feet to the corner of Lots 7 and 8; thence easterly with the line between said Lots, 220 feet to the beginning. The above referenced Newton Avenue is now Camellia Place.

BEING the same property conveyed to CHARLES A. LEWIS and NORA J. LEWIS, HUSBAND AND WIFE, by Warranty Deed from CLARA V. BAKER, UNMARRIED, of record in BOOK 8614, PAGE 42, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 61-8, PARCEL 107). 2002 real property taxes are PAID in the amount of 1313.32.