#6954 Box 13

Davidson County DEEDWARR
Recvd: 01/02/04 15:05 2pgs
Fees:13.00 Taxes:388.13

20040102-0000792

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ryan Clark and Tera ~~Orr~~ CLARK	Franklin American Mortgage	Map 150-10-0
3333 OAK Timber DR.	501 Corporate Centre DR	Parcel 180.00
Antioch, TN 37013	FRANKLIN, TN. 37067 Suite 400	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. Prepared by information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Darrell Lynn Gowen, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ryan Clark and** ~~**Tera Orr**~~ wife TERA CLARK (The "Grantees"),their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Lake Towne Park, Section 2, of record in Plat Book 6900, page 111, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Darrell Lynn Gowen, an unmarried person, by Warranty Deed from Michael C. Gleaves and wife, Cathy R. Gleaves, of record in Instrument Number 20011109-0123399, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Plat Book 6900, page 111, said Register's Office.
3. Restrictive Covenants contained in Book 7030, page 566, said Register's Office.

This is improved property commonly known as 3333 Oak Timber Drive, Antioch, Tennessee 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $104,900.00.

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me this 26 day of November, 2003.

Barbara Triplett
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/06

My Commission Expires MAY 23, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26 day of November, 2003.

Darrell L. Gowen

Darrell Lynn Gowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paula Darrell Lynn Gowen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of November, 2

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE