Davidson County DEEDWARR
Recvd: 03/29/04 12:37 2pgs
Fees:13.00 Taxes:436.60

20040329-0034927

WARRANTY DEED

G-NBC-04-3408

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: 3/30/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M.Bratton	National Bank of Commerce	
3408 Maple Timber Drive (ADDRESS)	221 Fourth Avenue North (ADDRESS)	150-11-340
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we S. GREGORY CLARKE AND WIFE JODI M. CLARKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M.BRATTON UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot 126, Lake Town Park, Section 8, as recorded in Book 7900, Page 467, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to S. Gregory Clarke and wife, Jodi M. Clarke, as tenants by the entirety by Warranty Deed from Kenneth Victory d/b/a Kenneth Victory Construction dated October 21, 1994 and filed for record on October 25, 1994 in Book 9500, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3408 Maple Timber Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of March, 2004.

S. Gregory Clarke

Jodi M. Clarke

Jodi M. Clarke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, S. Gregory Clarke and Jodi M. Clarke, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903