FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/29/04 15:53 2pgs
Fees:13.00 Taxes:915.38
20040329-0035198

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42912

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
26th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nancy E. Huggins | S A M E | 155-156 |
| 8324 Highway 100 | | 9D 47486 |
| Nashville, TN, 37221 | | |
| | | |

FOR AND IN 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/WE,

**Daniel G. Clower and wife, Patricia A. Clower**

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

**Nancy E. Huggins**

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 Lot No. 9 on the Plan of Natchez Trace Estates, Section 1, as of record in Book 4460, page 129, said Register's Office.**

**Said Lot No. 9 fronts 220.0 feet on the northwesterly side of State Route 100 and runs back 562.66 feet on the southwesterly line and 564.18 feet on the northeasterly line to a dead line in the rear, which measures 90.06 feet thereon.**

**Being the same property conveyed to Daniel G. Clower and Patricia A. Clower, Husband and Wife, by deed from Peggy B. Morrison, unmarried, of record in Book 9584, page 585, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 8324 Highway 100, Nashville, TN 37221

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/our hand(s) this 26th day of March, 2004

Daniel G. Clower

Patricia A. Clower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Daniel G. Clower and wife, Patricia A. Clower, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2004

Notary Public

My Commission Expires: 3/25/06