AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42908**

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$173,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 31st DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CAROL B. DRONBERGER **8607 Sawyer Brown Road** **Nashville, TN 37221**	Same	**142-13-C-040**

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 **CHARLES A. CLARKE and spouse, JOAN C. CLARKE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL B. DRONBERGER**

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:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 8607 together with the carport designated as 8607-C to River Plantation, Section Ten, Phase II-E, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 9700, Pages 367 & 368, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Charles A. Clarke and spouse, Joan C. Clarke by deed from Robert A. Oglander and spouse, Marilyn Oglander, of record in Instrument Number 20000523-0051747, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is Improved (X) property known as 8607 Sawyer Brown Road, 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.

Davidson County DEEDWARR
Recvd: 04/13/04 09:13 2pgs
Fees:13.00 Taxes:841.95
20040413-0041220

WITNESS our hands this 31st day of March, 2004.

CHARLES A. CLARKE

Joan C. Clarke by Charles A. Clarke AIF

JOAN C. CLARKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES A. CLARKE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of March, 2004, before me personally appeared CHARLES A. CLARKE, to me known to be the person who executed the foregoing instrument in behalf of JOAN C. CLARKE, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said JOAN C. CLARKE, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06