THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Darrell Sawyers
3149 Stony Brook Ct
Antioch, TN 37013

MAP PARCEL NUMBERS
150-07-30.00

Davidson County DEEDWARR
Recvd: 04/19/04 13:43 2pgs
Fees:13.00 Taxes:395.90
20040419-0044118

WARRANTY DEED

THIS INDENTURE, made and entered into this 15TH day of MARCH, **2004**, by and between **Michael S. Clarke**, party of the first part, and **Darrel Sawyers**, party of the second part,

WITNESSETH: That for and in consideration of **$107,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Towne VIllage of the Country, Section One of record in Plat Book 5200, pages 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael S. Clarke by Warranty Deed from Richard A. Aubin and wife, Frances M. Aubin, of record in Book 9110, page 201,dated 9-30-93, and recorded 10-8-93, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Wm E. Killebrew Attorney in Fact
for Michael S. Clarke

Michael S. Clarke

POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WM. E. SCHLEUTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Attorney in Fact for MICHAEL S. CLARKE, the within named bargainor and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the individual by him/herself as the Attorney in fact for Michael S. Clarke as per the Limited Power of Attorney as recorded simultaneously herewith.

Witness my hand, at office, this 15th day of March 2004.

Notary Public

My Commission Expires: 5/29/06

TIM E. PLANICKA
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

Property Address:
3149 Stoneybrook Circle
Antioch, TN 37013

--
Parcel #: 81-10-157

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 **$107,000.00** which 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 15th day of April 2004.

Notary Public

My Commission Expires: 5/29/06

TIM E. PLANICKA
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

RETURN TO:

BALDWIN LAND TITLE, PLLC
51 Century Blvd. Suite 308
Nashville, TN 37214