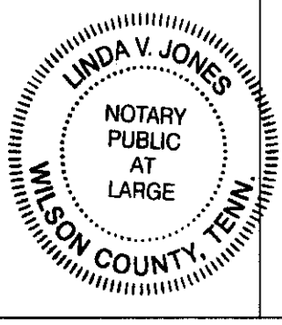
File #200450150



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest R. Clark	First Tennesse Home Loans	Map 97-16-A
(NAME)	(NAME)	
5156 Bay Overlook Dr.	1615 W. Main Street	Parcel 046.00
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ERNEST G. MCANINCH AND WIFE, LEE ANN MCANINCH,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ERNEST R. CLARK, AN UNMARRIED MAN**, hereinafter called the GRANTEE, his 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 all of Lot No. 42, on the Plan of The Peninsula, Phase Two, as shown by plat appearing of record in Plat Book 9700, Page 352, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ernest G. McAninch and wife, Lee Ann McAninch by Warranty Deed dated September 26, 1997 of record in Book 10634, Page 391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 9564, Page 693 and amended in Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219 and in Book 11258, Page 85; By-Laws of record in Book 10973, Page 39, Book 11181, Page 371, Instrument No. 20000822-0083193 and in Instrument No. 20030313-0033780; Public Utility Easement of record in Instrument No. 20010328-0029697; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20010418-0038172; all matters shown on plat of record in Plat Book 9700, Page 352; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5156 Bay Overlook Dr., Hermitage, TN 37076
(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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agrees to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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: 05/04/04 11:26 2pgs
Fees:13.00 Taxes:808.45
20040504-0050494

Witness our hands this 30th day of April, 2004.

Ernest G. McAninch

Lee Ann McAninch

STATE OF Tennessee

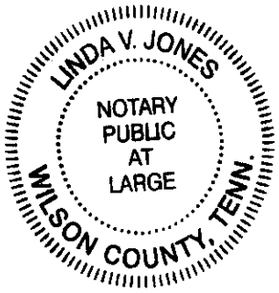
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Ernest G. McAninch and wife, Lee Ann McAninch who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2004.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076