Mile Boy
24 B
(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 10:06 2pgs
Fees:13.00 Taxes:292.30
20040610-0068715

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00
Timothy W. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 2004

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

A B Waddell
Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Clark (NAME)	Timothy W. Clark (NAME)	MAP 43-10
5626 Valley View Drive (ADDRESS)	5626 Valley View Drive (ADDRESS)	PARCEL 92
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ronald C. Clark and Edward W. Clark and Teri Lynn Tidwell Seaton (a/k/a Terri L. Seaton) the Heirs at Law of Joyce W. Clark, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Clark and wife, Tracy A. Clark and Robert E. Bowling

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:

BEING Lot No. 231, on the Plan of Madison Park, Section 8, of record in Plat Book 43004300, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joyce W. Clark, divorced, by deed from John Raidon Homes, Inc., a Tennessee corporation, of record in Book 4664, Page 78, Register's Office, Davidson County, Tennessee. Joyce W. Clark having never remarried after purchasing her home. Joyce W. Clark having sine died on January 28, 2004, intestate, leaving said property to her sole surviving heirs, Ronald C. Clark, her son, Edward W. Clark, her son, and Teri Lynn Tidwell Seaton, her daughter as further evidenced by the Affidavit of Heirship being recorded concurrently.

This is the same description as in previous deed of record.

This conveyance is subject to 2004 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 4300, page 117; restrictive covenants of record in Book 4532, page 300, said Register's Office. To any and all easements located on the property and to the rights and claims of parties in possession.

unimproved ( )
This is improved (X) property, known as 197 Becklea Drive, Madison, TN 37115
(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 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 our hand s this 7th day of June 2004

Ronald C. Clark

Edward W. Clark

Teri L. Seaton 5-12-04
Teri Lynn Tidwell Seaton a/k/a Terri L. Seaton date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald C. Clark and Edward W. Clark

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of June 2004.

Commission expires November 24, 2007

Notary Public

LYNN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of.

My commission expires

Notary Public

STATE OF INDIANA)
COUNTY OF Vanderburgh)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Teri Lynn Tidwell Seaton the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of May, 2004.

Teresa L. Hunsinger
NOTARY PUBLIC

My Commission Expires: Aug. 23. 2007

TERESA L. HUNSINGER NOTARY PUBLIC SEAL STATE