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THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $41,000.00.

Nathan Clark
Affiant

Sworn to and subscribed before me this 16 **day of June, 2004.**

Notary Public

My Commission Expires: 3-11-2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Nathan Harold Clark	624 Lickton Pike	Owner	P/O
P.O. Box 8	Goodlettsville, TN 37070		017.00.0 354.00
Goodlettsville TN 37072			GSD 03244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-One Thousand and 00/100 Dollars ($41,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **HAROLD D. CLARK and JEANETTE W. CLARK, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **NATHAN HAROLD CLARK** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING Lot No. 3 of Eaton Estates as shown on the Plat of record in Instrument No. 20040528-0063114, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate survey.
>
> BEING a part of the same property conveyed to Harold D. Clark and wife, Jeanette W. Clark, by Warranty Deed dated December 5, 2003 from Robert E. Frey and wife, Donna D. Frey, of record in Instrument No. 20031209-0176497, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors 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 that the same is unencumbered except by taxes for the year 2004 which are a lien but not yet due and payable to be paid by Grantee; those matters set forth in the Plat of record in Instrument No. 20040528-0063114, Register's Office for Williamson County, Tennessee; Ingress/Egress Easement, 25' Buffer yard Easement, 50' Public Drainage Easement, 20' Public Utility an Drainage Easement and 30' Public Drainage Easement as shown on the Plat of record in Instrument No. 20040528-0063114, Register's Office for Davidson County, Tennessee; subject to flow of creek; applicable building and zoning regulations; such state

Davidson County DEEDWARR
Recvd: 06/17/04 13:01 2pgs
Fees:13.00 Taxes:151.70
20040617-0071839

of facts as an accurate survey would disclose; and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of June, 2004.

Harold D. Clark
HAROLD D. CLARK

Jeanette W. Clark
JEANETTE W. CLARK

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Harold D. Clark and Jeanette W. Clark, husband and wife,** with whom I am personally acquainted (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 at Franklin, Tennessee, this the 16 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE