This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Nicki M. Clark and Stephanie V.B. Clark
731 Greymont Drive
Nashville, TN 37217-2338

Davidson County DEEDWARR
Recvd: 08/02/04 09:00 2pgs
Fees:13.00 Taxes:199.80



20040802-0091950

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-02-0-2
PARCEL 213.00
6DA-15412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Billie J. Byrd, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nicki M. Clark and Stephanie V.B. Clark, both unmarried, as joint tenants with right or survivorship, 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. 6, on the Plan of Barbara Heights, of record in Plat Book 3842, Page 258, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Billie J. Byrd, unmarried, by deed from Robert Christian Johnson and wife, Terry Johnson of record in INST: 20010730-0080699, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 3842, Page 258, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2004 have been pro-rated and assumed by Grantees.

This is improved property known as 106 Valeria, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nicki M. Clark and Stephanie V.B. Clark, their heirs and assigns, forever; and I, Billie J. Byrd, unmarried, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of July, 2004.

Billie J. Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billie J. Byrd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008