Send Tax Statements To:
New Owner

Davidson County DEEDWARR
Recvd: 08/18/04 11:17 2pgs
Fees:13.00 Taxes:129.50
20040818-0099796

Name and Address of New Owner:
Kimberlin Clark
3801 Woodbury Pike
Murfreesboro, TN 37127

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map/Parcel No. 082-08-0 416.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **GEORGE CLARK and IDA MAI CLARK, Co-Executors of the Estate of Alice Carney James, deceased**, have this day bargained and sold and do hereby transfer and convey unto **KIMBERLIN CLARK**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 2, RESUBDIVSION OF PART OF LOTS 16 AND 17 OF J. R. LOVE'S SUBDIVISION OF THE MESSENGALE TRACT, according to plat of same appearing of record in Plat Book 547 page 4, and Plat Book 4470, page 128, both of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 2 fronts 55.0 feet on the westerly side of North Ninth Street and extends back 200.35 feet on the southerly line and 179.25 feet on the northerly line to a dead line measuring 69 feet thereon.

BEING the same property conveyed to Ollie B. James and wife, Alice C. James, by warranty deed from Cumberland Builders, Inc., a Tennessee corporation, dated May 31, 1972, appearing of record in Book 4606, page 243, of the Register's Office for Davidson County, Tennessee. Ollie B. James died and title passed to Alice C. James by operation of law. Alice C. James died October 4, 2003, and by her Last Will and Testament of record in Will Book 38, page 619, of the County Court Clerk's Office for Rutherford County, Tennessee, the undersigned George Clark and Ida Mai Clark, were named Co-Executors with full power and authority to convey the real property.

THIS conveyance is subject to any and all matters of record in Plat Book 547, page 4, and Plat Book 4470, page 128, both of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KIMBERLIN CLARK**, her heirs and assigns, forever.

We, George Clark and Ida Mai Clark, convey as Co-Executors only, as fully and completely as we could or should do, but no further nor otherwise, and we are not personally bound upon any of the covenants or warranties contained herein.

We covenant with the said Grantee that we are lawfully seized and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is

unencumbered, except for the lien of the 2004 real property taxes, which taxes have been prorated between the parties and are assumed by the Grantee.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 16th day of August, 2004.

GEORGE CLARK, Co-Executor of the Estate of Alice Carney James, deceased

IDA MAI CLARK, Co-Executor of the Estate of Alice Carney James, deceased

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GEORGE CLARK and IDA MAI CLARK, Co-Executors of the Estate of Alice Carney James, deceased**, the bargainors, 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 (WARRANTY DEED) for the purposes therein contained, being authorized so to do by the Last Will and Testament of Alice Carney James.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 16th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: _____

AUDRA D. CROSS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 16th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 9/20/04

AUDRA D. CROSS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.