Davidson County DEEDWARR
Recvd: 10/20/04 12:05 2pgs
Fees:13.00 Taxes:407.00

20041020-0126186

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43346 FILE BOX "7"

WARRANTY DEED

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. K. Reynolds	SAME	105-14-96
P. O. Box D		22W 3065
Saint Marys City, Maryland 20686		

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, I/WE,

Charles L. Clark, III, Ricky E. Clark and Beatrice Clark, being all the heirs at law of Charlie Lee Clark, Jr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

H. K. Reynolds

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:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 6 on the Plan of Yarbrough Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 30 feet on the Westerly side of Grantland Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Charlie Lee Clark, Jr., by Affidavit of record in Instrument Number 20011217-0139238, Register's Office for Davidson County, Tennessee and being the same property conveyed to Charlie Lee Clark, Jr., and wife, Cornelia E. Clark by deed from S. M. Moudy and wife, Elsie Moudy, of record in Book 4179, page 47, Register's Office for Davidson County, Tennessee. The said Charlie Lee Clark, Jr., having since died and leaving as his heirs at law, his children, Charles L. Clark, III, Ricky E. Clark and Beatrice Clark.

SEE AFFIDAVIT OF HEIRSHIP OF RECORD AS INSTRUMENT NUMBER 20041020-0126185
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Unimproved ( )
This is improved (X) property known as 2211 Grantland Avenue, Nashville, TN 37204

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 my/our hand(s) this 15th day of October, 2004

Charles L. Clark, III,

Ricky E. Clark

Beatrice Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Charles L. Clark, III, Ricky E. Clark and Beatrice Clark, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2004

Notary Public

My Commission Expires: 7/29/2004

ALAN L. CALVIN NOTARY PUBLIC DAVIDSON TENNESSEE