File #200450469

Davidson County DEEDWARR
Recvd: 11/24/04 10:17 2pgs
Fees:13.00 Taxes:21.28
20041124-0140908

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,750.00.

John Henry Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2004.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Page Eugenia Turner	Owner	Map 81-3
(NAME) 3444 Timber Trail Drive	(NAME)	Parcel 222.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOHN HENRY CLARK, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **PAGE EUGENIA TURNER, UNMARRIED**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of C. E. Raymond's Plan, also known as Raymond's Subdivision of Lot No. 22 in Owen's Plan of Buena Vista, as appears in Book 57, Page 63, Register's Office for said County.

Said Lot No. 14 fronts 35 feet on the east side of 12th Avenue North and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to John Henry Clark by Warranty Deed dated May 25, 1967 of record in Book 4151, Page 385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plan of record in Plat Book 57, Page 63; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Ada Renee Clark, spouse of John Henry Clark, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved (X)
This is improved ( ) property, known as 2132 12th Avenue North, Nashville, TN 37208
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 22nd day of November, 2004.

John Henry Clark

John Henry Clark

Ada Renee Clark

Ada Renee Clark

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared John Henry Clark and Ada Renee Clark, who are known to me 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, this 22nd day of November, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076