Davidson County DEEDWARR
Recvd: 02/09/05 11:06 2 pgs
Fees:13.00 Taxes:397.38

20050209-0015105

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $107,400.00.

Affiant

Subscribed and sworn to before me,
This 31st day of January, 2005

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner
John R. Clark
108 Saddle Tree Drive
Hermitage, TN 37076

Send Tax Bills to:
Countrywide Home Loans
P.O. Box 10212
Van Nuys, CA 91410-0212

Map-Parcel
64-12-0-A-108

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Judy Faye Green and John Larry Cundall, as Co-Executors and Heirs at Law of The Estate of Jean Marie Cundall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John R. Clark and wife, Connie R. Clark, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being a certain building identified as Unit No. 108, as shown on the Plan of Addition to Section One, Fox Run (a Condominium), of record in Plat Book 5200, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean M. Cundall by deed from Holly G. Prosser formerly Holly Gatlin of record in Book 7615, Page 348, Register's Office for Davidson County, Tennessee. Said Jean M. Cundall having since died.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 5200, Page 89, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Master Deed of record in Book 4956, page 582 and Book 8510, Page 92; By-Laws of record in Book 4956, Page 590, amended in Book 5174, Page 609; Book 5896, page 1; Book 4465, Page 102; Book 8510, Page 100; Book 5548, Page 852; Book 5564, Page 586; Charter of the Homeowners Association of record in book 5208, Page 189, Register's Office for Davidson County, Tennessee.

This is improved property known as: 108 Saddle Tree Drive Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2005

The Estate of Jean Marie Cundall

Judy Faye Green, Co-Executor and Heir at Law

John Larry Cundall, Co-Executor and Heir at Law

STATE OF Tennessee
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Judy Faye Green and John Larry Cundall, Co-Executors and Heirs at Law of The Estate of Jean Marie Cundall, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 31st day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 3.6.06