REALTY TITLE IS
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 153,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2005.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/06/05 10:16 2 pgs
Fees:13.00 Taxes:566.10
20050406-0037693

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Mary E. Clark 312 Harwich Court Nashville, TN 37211	1st Trust Bank for Savings P. O. Box 17257 Memphis, TN 38187	161-10-O-B-64-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Oliver C. Carmichael, IV**,* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary E. Clark**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

*unmarried

LAND in Davidson County, Tennessee, being Lot No. 255 on the Plan of Brentwood Summit (Formerly Villages of Brentwood) Second Revision, Phase Six Villages of Brentwood of record in Book 6900, Page 316, Amended in Instrument Number 200000606-0056066, Register's Office for said County.

SAID Lot No. 255 fronts 33.89 feet on the Westerly margin of Harwich Court and extends back 100.54 feet on the Northerly line and 142.17 feet on the Southerly line to a dead line in the rear, measuring 123.69 feet thereon.

BEING the same property conveyed to Oliver C. Carmichael, IV, by Warranty Deed from Jon W. Zadick and spouse, Suzanne Zadick, dated June 15, 2001, recorded July 6, 2001, in Instrument Number 20010706-0072498, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/ Master Deed.

Restrictive Covenants of record in Record Book 6143, Page 11, Book 7207, Page 251, Book 6398, Page 495 and Book 6852, Page 497, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **312 Harwich Court, Nashville, TN 37211**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 18th day of March, 2005.

Oliver Carmichael IV
Oliver C. Carmichael, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Oliver C. Carmichael, IV, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of March, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075