This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 018-00-0
PARCEL: 101.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Donna Clarkin
P.O. 160134
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 04/27/05 15:02 2 pgs
Fees:13.00 Taxes:629.00
20050427-0047054

WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2005 between

Kenneth R. Wilson and wife, Sandra G. Wilson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Donna Clarkin, a married woman

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 1983 and known as Job No. 83-147 as follows:

Beginning at an iron pin set on the Northeasterly margin of Brick Church Pike, said point of beginning being the Southernmost corner of this tract and also being 1461.94' from the intersection of the centerlines of Brick Church Pike and Hitt Lane as measured Southerly along the center of Brick Church Pike; thence with the margin of the said Brick Church Pike 25' from the centerline N 46 deg. 04' 59" W 69.59' to a point; thence N 56 deg. 19' 58" W 142.17' to a point; thence N 64 deg. 15' 31" W 110.18' to an iron pin; thence leaving the margin of the said Brick Church Pike and with the Southerly side of a 50' ingress and egress easement N 24 deg. 37' 35" E 574.11' to an iron pin in the line of the Jere Farley land; thence S 82 deg. 49' 04" E 37.89' to an iron pin, Farley's Southeast corner; thence S 82 deg. 49' 04" E 345.00' to an iron pin; thence S 28 deg. 26' 10" W 737.99' to the point of beginning, more or less.

Together with a subject to the easements and restrictive covenants set forth in the deed recorded in Book 6115 at page 505 in the Register's Office for said County.

This being the same property conveyed to Kenneth R. Wilson and wife, Sandra G. Wilson by Warranty Deed dated 7/11/1986 from Buford A. Blackwell and wife, Rebecca F. Blackwell of record in Book 6940, Page 443, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth R. Wilson **Sandra G. Wilson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Wilson and wife, Sandra G. Wilson 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 and official seal at office this 22nd day of April, 2005.

Notary

My Commission Expires: 9/3/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $170,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of April, 2005.

Notary Public

My Commission Expires: 9/3/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY