Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 08:28 2 pgs
Fees:13.00 Taxes:999.00
20050503-0048883

jtc file no. 17815-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~214,000.00~~ 270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

DEBORAH H. BERRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Lucas Jr.	Franklin American Mortgage Company	104-11-8
(NAME)	(NAME)	
3232 Pine Ridge Rd.	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Mountain Brook,AL 35213	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ronald Edward Clark, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Lucas Jr., A married man and Rex R. Veal, A married man, as joint tenants with the right of survivorship, 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. 1 on the Map showing Rich Re-Subdivision of Lot Nos. 17, 18,19,33,34, and 35, and original Lot Nos. 20 to 32 inclusive, and 36 to 46 inclusive, in Marshall and stokes Subdivision of record in Book 547, Page 172, Register's Office for said County.

Being the same property conveyed to Ronald E. Clark and wife, Carolyn Clark, by Warranty Deed dated April 30,1996, from Sterling Clark Newton, Jr. and wife, Andrea Kay Newton, of record in Book 10044, Page 578, Register's Office for Davidson County, TN. The said parties having since divorced by Final Decree of record in Minute Book 5740/1734250 and Docket No. 04D-2742, Circuit Court for said County. Pursuant to same , the said property was further conveyed to Ronald Edward Clark (being one in the same as Ronald E. Clark) by Quitclaim Deed February 16,2005, from Carolyn J. Clark (being one and the same as Carolyn Jean Clark), of record in Instrument No. 20050222-0018909, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1810 Natchez Trace, Nashville, TN 37212

(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 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 hand this 29th day of April, 2005.

Ronald Edward Clark

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 Ronald Edward Clark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006