WARRANTY DEED

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 229,900.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-14-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00692

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew J. Clark and Sherri L. Clark	PRIMETRUST BANK	MAP:155-16-O-A
1205 Meadow Trace Ct.	P.O. BOX 210618	Parcel:031.00 CO
Nashville, TN 37221	NASHVILLE, TN 37221	

FOR AND 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,

BRENDA KAY AKIN PETERSON *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW J. CLARK AND WIFE, SHERRI L. 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:

SEE EXHIBIT "A"

This is improved property known as 1205 Meadow Trace Ct., Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 29th day of April, 2005.

Brenda Kay Akin Peterson

Brenda Kay Akin
aka Brenda Kay Akin Peterson
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 05/04/05 09:23 2 pgs
Fees:13.00 Taxes:850.63

20050504-0049719

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BRENDA KAY AKIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. *aka Brenda Kay Akin Peterson

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

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF TRACESIDE, SECTION TWO, OF RECORD IN BOOK 7900, PAGE 980 AND 981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM STEVEN B. PETERSON TO BRENDA KAY AKIN AS RECORDED ON OCTOBER 9, 1998, IN BOOK 11150, PAGE 605; AND BY QUITCLAIM DEED FROM PAUL HERMAN PETERSON TO BRENDA KAY AKIN PETERSON AS RECORDED ON JUNE 5, 2002 IN INSTRUMENT NO. 20020605-0068484, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
* BRENDA KAY AKIN PETERSON, HAVING SINCE DIVORCED, IS NOW KNOWN AS BRENDA KAY AKIN, UNMARRIED.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.