THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20852G

MAP/GROUP/PARCEL:
84-16/62

Davidson County DEEDWARR
Recvd: 06/01/05 11:45 2 pgs
Fees:13.00 Taxes:491.73
20050601-0061626

NEW OWNER'S NAME AND ADDRESS:
Michael and Diane Rance
901 Wemberton Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Realty Mortgage Corporation
7000 Executive Center Drive
Suite 200
Brentwood, TN 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RICHARD B. CLARK AND AMANDA R. CLARK, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto MICHAEL J. RANCE AND DIANE L. RANCE HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 31, on the Plan of the Donelson Development Company for Development of Hargis Heights, A Subdivision near Donelson, Tennessee, as shown on plat of record in Plat Book 974, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 2513 Stinson Road, Nashville, TN 37214.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20010703-0070797, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with 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 restrictions and easements 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.

Richard B. Clark

Amanda R. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Richard B. Clark and Amanda R. Clark, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of May 2005.

NOTARY PUBLIC

Exp: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 132,900.00 .

AFFIANT

Sworn to and subscribed before me, this the 27th day of May 2005.

NOTARY PUBLIC

Exp: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY