Davidson County DEEDWARR
Recvd: 06/21/05 10:39 2 pgs
Fees:13.00 Taxes:691.90
20050621-0070941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2005.

Notary Public

My commission expires:
5/17/08

WILLIAM J. BLACKBURN, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James R. Ellison **Joyclyn A. Ellison**	**Citimortgage Inc.**	**155-03-0-B-055.00**
7117 River Park Court	**12855 N Outer 40 Drive**	
Nashville, Tennessee 37221	**Saint Louis, MO 63141**	

FOR AND IN 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 ACKNOWLEDGE, WE,

John T. Clark and wife, Mary J. Clark

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

James R. Ellison and wife, Joyclyn A. Ellison

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. 6 on the Plan of addition to River Park Estates, of record in Plat Book 6900, Page 240, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to John T. Clark and wife, Mary J. Clark, by Warranty Deed and Irrevocable Durable Power of Attorney, from Mark L. Damschroder and wife, Julie V. Damschroder of record in Book 10271, Page 809, Register's Office for Davidson County, Tennessee, dated July 8, 1996 and recorded November 26, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 240, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6672, Page 600, amended in Book 6830, Page 806, Book 6980, Page 377, and Book 7155, Page 844, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 7117 River Park Court, Nashville, Tennessee 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 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 in 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/our hand(s) this 10th day of June, 2005.

John T. Clark

Mary J. Clark

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, John T. Clark and Mary J. Clark, the within named Grantors, 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, at office, this 10th day of June, 2005.

Notary Public

My Commission Expires: 5/17/08

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

