Davidson County DEEDWARR
Recvd: 08/03/05 08:14 2 pgs
Fees:13.00 Taxes:1554.00

20050803-0090608



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2005.

Notary Public:

My Commission Expires: 7/30/05

WARRANTY DEED

Name and Address of New Owner:
James W. Clark & Karen L. Clark
6476 Holt Road
Nashville, TN 37211

Send Tax Bills To:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

Map/Parcel Number:
181-114

FOR AND IN 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, **W. Warner Butters and wife, Sandra S. Butters**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James W. Clark and wife, Karen 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:

LAND lying in the 6th Civil District of said County, and described according to a survey by Harold F. Morris, Surveyor, dated October 4, 1968, and being more particularly described as follows:

BEING Tract No. 14 of the Marvin Moore Farm Subdivision, an unrecorded subdivision; beginning at a point in the North right-of-way margin of Holt Road, said point being 1,925 feet, plus or minus, West of Nolensville Road, and further described as the common boundary of Tract No. 13; thence N 8 degrees 16 feet 16" E. 448.62 feet to a point; thence N 89 degrees 37 feet 59" E, 300.00 feet to a point; thence S 10 degrees 32 feet 42" W, 499.56 feet to point in the North margin of Holt Road, said point being in a curve to the left; thence with said curve, having a radius of 6,976.18 feet, a distance of 275.98 feet to the point of beginning, containing 3 acres, more of less.

BEING the same property conveyed to E. Warner Butters and wife, Sandra S. Butters, by Successor Trustee's Deed from Guaranty Title Company, as Successor Trustee, dated April 29, 1992, recorded April 30, 1992, of record in Book 8613, Page 878, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Restrictive Covenants of record in Book 4278, Page 706 and Book 4278, Page 710, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **6476 Holt Road., Nashville, TN 37211**

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. Grantors covenant with said 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 encumbrances 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.

Witness my/our hand(s) this the 28th day of July, 2005.

E. Warner Butters

Sandra S. Butters

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named E. Warner Butters and Sandra S. Butters, the bargainor(s), 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 and official seal, this 28th day of July, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075