* Re record in correct CO. *

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of June, 2005.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

file

Davidson County DEEDWARR
Recvd: 09/14/05 12:49 3 pgs
Fees:17.00 Taxes:0.00
20050914-0110596

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ray F. Clark and Marianne Clark
10 Bridlington Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 160-11-A-59.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry G. Varnum and wife, Betty B. Varnum** hereinafter referred to as Grantors, hereby transfers and conveys to **Ray F. Clark and Marianne Clark, Trustees, or their successors in Trust, of The Clark Joint Revocable Living Trust Agreement U/A/D March 1, 2001, or any amendments thereto**, hereinafter referred to as 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. 59 on the Plan of Hemmingwood, Phases II, III, & IV, of record in Book 6900, Page 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry G. Varnum and wife, Betty B. Varnum by Warranty Deed from Randolph C. St. John and wife, Becky A. St. John, of record in Instrument No. 20010904-0095116, Register's Office for Davidson County, Tennessee, dated, August 31, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. The Plan of record in Plat Book 6900, Page 7 and 8, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 7474, Page 205, Book 6730, Page 329, Book 6892, Page 540, Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 7496, Page 163, Book 8762, Page 169, Book 6925, Page 268, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowners Association of record in Book 6962, Page 404, Register's Office for Davidson County, Tennessee.

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

7. Rights or claims of parties in possession not shown by the public records.

8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 10 Bridlington Court, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 2nd day of June, 2005.

Larry G. Varnum

Betty B. Varnum

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 Larry G. Varnum and wife, and Betty B. Varnum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2005.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

12830-NW

BK/PG:3573/910-911

05024276

DEED	
06/03/2005	10:08 AM
BATCH	47504
MTG TAX	0.00
TRN TAX	1369.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1382.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS