RECORD AND RETURN TO:
TN TITLE & ESCROW
1808 Rory Cove
Lavergne, TN 37086

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/05 12:59 1 pgs
Fees:13.00 Taxes:370.00
20051104-0133966

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

Willie Mai Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2005

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 6/28/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Mai Clark **1721 21st Ave. North** **Nashville,TN 37210**	**SAME**	**081-11-0-042.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Monte D. Watkins

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willie Mai Clark, ~~UNMARRIED~~ ,a/a husband Larry Clark

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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. 283, on the Plat of T.J., J.M. and G.W Harding's Subdivision, as of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 283 fronts 50 feet on the Westerly side of 21st Avenue North, formerly Estrella Street, and runs back between lines, 158 feet to an alley.

Being the same property conveyd to Monte D. Watkins by Deed dated January 8, 1999 of record in Book 11293, Page 324, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1721 21st Ave. North, Nashville, TN 37210**

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(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 31st day of October, 2005

Monte D. Watkins

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte D. Watkins and , 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 31st day of October, 2005.

Commission Expires: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public: