WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/06 10:41 3 pgs
Fees:18.00 Taxes:432.90

20060120-0007715

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Melissa Woodyard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF January 2006

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Clark, Jr. (NAME)	New Century Mortgage Corp. USA (NAME)	MAP 042-15
115 Graycroft Avenue South (ADDRESS)	18400 Von Kemen, Ste 100 (ADDRESS)	PARCEL 010
Madison, TN 37115 (CITY) (STATE) (ZIP)	Irvine, CA 92612 (CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Carol J. Wachter, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Clark, Jr. and wife, Amy Clark

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 the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract lying west of Tract "C" on the unrecorded plan of Marthonna, and described as follows:

Beginning at a point in the easterly margin of Graycroft Road, the southwest corner of the property conveyed to Edwin Morton Carter, Jr., and wife by deed from James C. Jones and wife, as of record in Book 2695, Page 501, Register's Office for Davidson County, Tennessee; thence eastwardly with the southerly line of said Carter property 268 feet, more or less, to a point in the westerly line of Block "C" on an unrecorded Map of Marthonna; thence with the westerly line of said Block southerly 100 feet to a point, the northeast corner of the property conveyed to John E. Huffine and wife, by deed from George P. Howell, et al, as of record in Book 2643, Page 135, said Register's Office, and by deed of correction of record in Book 2742, Page 224, said Register's Office; thence with the northerly line of said Huffine property westwardly 269.1 feet, more or less, to a point in the easterly margin of said Graycroft Road; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to James H. Wachter and wife, Carol J. Wachter by Warranty Deed dated September 19, 1968, from Charles E. James, of

CONTINUED

unimproved ( )
This is improved (X) property, known as 115 Graycroft Avenue, South, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 17th day of January, 2006

Carol J. Wachter

Carol J. Wachter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol J. Wachter, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of January 2006.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

record in Book 4270, Page 630, Register's Office for Davidson County, Tennessee. The said Carol J. Wachter and James H. Wachter having since divorced. Also being the same property conveyed to Carol J. Wachter by Quitclaim Deed from James H. Wachter, an unmarried person, dated December 15, 1991 and of record in Book 8511, Page 414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.