BIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES: FEBRUARY 19, 2007

02-0601-44497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $314,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2006.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
James G. Clark 5035 Marc Drive Nashville TN 37211	New Owner	172-06-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah PetersThomas, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James G. Clark and Jennifer Ann Clark, husband and wife, hereinafter called the Grantees, their successors 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. 61 on the Plan of Section Three, Harvard Estates, of record in Book 4660, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Peters, unmarried, by special warranty deed from Raymond T. Throckmorton, III, Dianne Turner, and Daniel L. McMurtry Co-Trustees for John Doe, Jr. Under Order of the Circuit Court of Davidson County, Tennessee Docket # 00C-2340, dated December 28, 2001, of record in Instrument No. 20020104-0001350, Register's Office for Davidson County, Tennessee. Oath is made that Deborah Peters is now known as and is one and the same person as Deborah Peters Thomas.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5035 Marc Drive, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/25/06 13:02 2 pgs
Fees:13.00 Taxes:1161.80
20060125-0009526

WITNESS my hand this 23rd day of January, 2006.

Deborah Peters Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Peters now Thomas, with whom I am personally acquainted (or proved to me on the basis of ~~satis~~factory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of January, 2006.

State of Tennessee at Large

My Commission expires 9/8/09