Davidson County DEEDWARR
Recvd: 02/02/06 13:41 2 pgs
Fees:13.00 Taxes:1295.00
20060202-0013129

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Bryan C. Clark	1st Trust Bank for Savings	103-04-0
4307 Nebraska Avenue	PO Box 17257	GROUP
Nashville, Tennessee 32709	Memphis TN 38187-0257	PARCEL 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Three Hundred Fifty Thousand Dollars and Zero Cents ($350,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard Whetsel and wife, Darlene Whetsel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan C. Clark and wife, Kristin E. 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.

BEING Lot No. 1 of Block 15 on the Map of Sylvan Park of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly margin of Nebraska Avenue, formerly 8th Avenue, said point being 110.0 feet eastwardly from the easterly margin of 44th Avenue, formerly 3rd Street, and being the common corner of Lots Nos. 1 and 2 on said Plan; thence East with the southerly margin of said Nebraska Avenue 88.3 feet to the northeast corner of said Lot No. 1; thence with the easterly line of said Lot No. 1 southwardly 162.0 feet to the northerly margin of an alley; thence with the northerly margin of said alley westwardly 59.0 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the line between said Lots 1 and 2 160.0 feet to the beginning.

BEING the same property conveyed to Richard Whetsel and wife, Darlene Whetsel, by deed dated July 30, 1998, from Isabel C. Fuqua, single, of record in Book 11050, page 976, in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4307 Nebraska Avenue, Nashville, Tennessee 37209

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 our hands this 27th day of January, 2006.

Richard Whetsel

Darlene Whetsel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Richard Whetsel and Darlene Whetsel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY