Davidson County DEEDWARR
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Fees:13.00 Taxes:35.38
20060213-0017261

This instrument prepared by:
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Shawn R. Henry 8300 Highway 100 Nashville, Tennessee 37221	SAME	Map 155-00-0 Parcel 162.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Christine Clark, (the "Grantor"), does hereby bargain, sell, transfer and convey unto **Shawn R. Henry** (the "Grantee") his heirs and assigns, all her rights, title and interest in and to property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15 on the Plat of Natchez Trace Estates, Section I, of record in Plat Book 4460, Page 129, Register's Office of Davidson County, Tennessee, (R.O.D.C.T.) described as follows:

Said Lot 15 fronts 468.66 feet on the northwest margin of State Route 100 and extends back 690.45 feet on the northerly line and 560.00 feet on the southwest line, to a line on the rear which measures 100.63 feet in length. Containing 3.65 acres, more or less.

Being the same property conveyed to Shawn Henry and Christine Clark, by warranty deed from Karen Pittenger and Daltrina Harrison, as the Executrixes of the Estate of J.H. Pittenger, Jr., Yvonne Noel, Yvette C. Nash and Victor Callahan, in equal shares, of record as Instrument No. 20050601-0061326, R.O.D.C.T.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and specifically subject to the following encumbrances:

1. 2006 Metropolitan Government taxes, which have been prorated.
2. Declaration of public utility easement of record in Book 9740, page 991, R.O.D.C.T.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

AND Christine Clark, does covenant with the said Grantee that she is lawfully seized and possessed of said land as joint tenant with right of survivorship, and has a good right to convey it, and has not encumbered the property in any way.

AND Christine Clark does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this _____ day of February, 2006.

Cynthia Christine Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Christine Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed this instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 13th day of February, 2006.

Notary Public

My Commission Expires: 1/23/10

AMY J. BROGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $9,562.50

Affiant

Notary Public

My Commission Expires: 1/23/10

AMY J. BROGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010