Davidson County DEEDWARR
Recvd: 03/06/06 08:07 2 pgs
Fees:13.00 Taxes:418.84

20060306-0025402

WARRANTY DEED

[illegible]-Stop Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5[illegible] (615) 883-754[illegible]

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,200.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2006.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Ann Clark	**SAME AS NEW OWNER**	**163110CO5400CO**
814 Beazer Lane		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Barbara A. Bolen and, Jeff E. Bolen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Ann 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 Davidson County, Tennessee, being Lot No. 54 on the Plan of Revised Bell Forge Village III, Section Five, as shown on plat of record in Plat Book 6900, page 632, as amended in Book 7524, page 552 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Barbara A. Bolen and Jeff E. Bolen, husband and wife, by Deed from Barbara A. Pollard, dated 11/06/02, of record in Instrument No. 200302200022613, Register's Office for Davidson County, TN.

This is improved property, known as **814 Beazer Lane, Antioch, TN 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **28th** day of **February, 2006.**

Barbara A. Bolen

Jeff E. Bolen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Barbara A. Bolen and, Jeff E. Bolen, husband and wife,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **February, 2006.**

Danny L Smith

Notary Public

My Commission Expires: 5/20/06

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY