Return To:
600152

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44512

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/06 09:53 2 pgs
Fees:13.00 Taxes:340.40

20060407-0040201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st day of March, 2006.

Notary Public

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

MY COMMISSION EXPIRES:

MEREDITH L. CURRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DEREK BAIN 5017 Stilwood Drive Brentwood, TN 37027	New owner	**83-3-200** **15DA 38304**

FOR AND IN 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, **I, ORA CLACK CLARK, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **DEREK BAIN, a married man, JENNIE L. THISTLETHWAITE and KEVIN THISTLETHWAITE, wife and husband**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Resubdivision of the Bradford & McClure Lands, being a re-subdivision of the Bradford & McClure Lands, being a re-subdivision of certain lots in the Brownsville Plank of record in Book 21, Page 9, Register's Office, Davidson County, Tennessee, and described according to a copy of a survey by T. T. Sanford, August 3, 1949, as follows:

BEGINNING at a stake in the South margin of Riverside Drive, which sad stake is S. 43 decrees W. 525 feet from an iron pin in the margin of McKinnie Avenue; thence southeasterly 198.5 feet (200 feet in deeds) to a stake; thence S. 43 degrees W. 52.7 feet (53.4 feet in deeds) to a stake; thence N. 86 degrees 30' W. 31.9 feet (22.6 feet in deeds) to a stake; thence northwesterly 175 feet, more or less,)178.3 feet in deeds) to a stake in the margin of same, N. 43 degrees E. 75 feet to the beginning.

BEING the same property conveyed to Ora Clack Clark by Quitclaim Deed from Ora Clack Clark, Brenda Clack Gooch, Sheila Clack Cox, Richard Holt and Goldie Miller, being all of the heirs of Bessie Holt Clack, Deceased, of record in Instrument Number 20060302-0024570, Register's Office for Davidson County, Tennessee and being the same property conveyed to Bessie Holt Clack by deed from D. Roscoe Buttrey, Trustee, of record in Book 4941, page 761, Register's Office for Davidson County, Tennessee. The said Bessie Holt Clack having since died. See Affidavit of Heirship of record as Instrument No.: 20060302-0024569, Register's Office for Davidson County, Tennessee.

This is not the residence of Grantor nor any spouse of hers.

This is improved property known as 1417 Riverside Drive, Nashville, Tennessee 37206

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 31st day of March, 2006.

X Ora Clack Clark

ORA CLACK CLARK

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 ORA CLACK CLARK, 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 Nashville, Tennessee, this the 31st day of March, 2006.

Meredith L Curry

NOTARY PUBLIC

My Commission Expires: _____

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009