1st

Davidson County DEEDWARR
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Fees:13.00 Taxes:551.30

20060501-0049516

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#388

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alan C. Clark, and wife, Lori A. Clark	SunTrust Mortgage, Inc.	Map 141-12B-
8185 Londonberry Rd.	201 Fourth Ave. N-7th Fl	Parcel 3.00CO
Nashville, TN 37221	Nashville, TN 37219	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Shad D. Smith, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Alan C. Clark and wife, Lori A. Clark,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase I, Southampton, of record in Plat Book 5200, Page 464, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shad D. Smith, unmarried, by warranty deed dated April 10, 1997 from Kenneth W. Lee and wife, Patricia A. Lee, of record in Book 10415 and Page 41, said Register's Office.

This is the same description as used in the last deed of record.

This property is not the personal, marital or primary residence of Grantor or his spouse or any dependents.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions and Charter of record in Book 6355, Page 517, Book 6120, Page 530, Book 6189, Page 940, and in Book 6323 Page 132, said Register's Office.**
3. **All matters appearing of record in Plat Book 5200, Page 464, said Register's Office.**

This is improved property commonly known as **7041 Bay Cove Trail, Nashville, TN 37221.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $149,000.00.

Affiant

Subscribed and sworn to before me this 26th day of April , 2006

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **26th** day of **April, 2006**.

SHAD D. SMITH

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHAD D. SMITH**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this **26th** day of **April, 2006.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____