(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/06 10:28 2 pgs
Fees:13.00 Taxes:1398.60
20061031-0134856

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Megan Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad W. Clark	Countrywide Bank, N.A.	Map 116-8
(NAME)	(NAME)	
313 Woodmont Circle	P.O. Box 660694	Parcel 51
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JOSEPH FRANK JR. AND WIFE, MARY SUE FRANK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD W. CLARK AND WIFE, MEGAN 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 the north part of Lot No. 42 and the north part of the east part of Lot No. 43 on the Map of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at the southwest intersection of Estes Avenue and Woodmont Circle, formerly known as Kenner Avenue; thence with the line of Woodmont Circle westerly 91.25 feet, more or less, to the northeast corner of that part of Lot No. 43 conveyed to Nevin C. Trammell and wife by deed of record in Book 1166, page 372; thence along Trammell's easterly line southerly 185 feet to a point; thence easterly 88.1 feet, more or less, to the western margin of Estes Avenue; thence with the margin of the same northerly 185.2 feet to the point of beginning.

Being the same property conveyed to Joseph Frank and wife, Elizabeth Chilton Frank by deed from A. R. Greene and wife, Annie Lois Greene, of record in Book1195, page 435, said Register's Office. Joseph Frank died, vesting title solely in Elizabeth Chilton Frank. Elizabeth Chilton Frank (a/k/a Elizabeth C. Frank) has since died. Joseph Frank, Jr. is the devisee under the Will of Elizabeth C. Frank probated on August 11, 2005, of record in Docket No. 06P1283, Probate Clerk's Office for Davidson County, Tennessee.

Mary Sue Frank, spouse of Joseph Frank, Jr., joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2006 real property taxes; (b) all matters appearing on the plan of record in Book 421, page 100, said Register's Office; and (c) easement of record in Book 3982, page 156, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 313 Woodmont Circle, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of October, 2006.

Joseph Frank Jr.

Joseph Frank Jr.

Mary Sue Frank

Mary Sue Frank

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 Joseph Frank Jr. and Mary Sue Frank, the bargainor, 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 27 day of October, 2006.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07