Davidson County DEEDWARR
Recvd: 12/07/06 10:52 2 pgs
Fees:13.00 Taxes:358.90
20061207-0151423

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Flarrie K. Mahamed	New Owner	05915012500
720 Ringgold Drive		
Nashville, TN 37207		

For good and valuable consideration received, **Thomas L. Clarke, Executor of the Estate of Mattie S. Clarke** by these presents does transfer and convey by Order of the Probate Court of **Davidson** County, Tennessee, being **Case No. 06P-1857,** unto the Grantee, **Flarrie K. Mahamed, married**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Thomas L. Clarke, Executor of the Estate of Mattie S. Clarke,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of HAYNES MANOR, SECTION 2, of record in Plat Book 3700, Page 88, Register's Office for said County.

Said Lot No. 249 fronts 75 feet on the northerly side of Ringgold Drive and runs back between parallel lines 135 to a dead line.

Being the same property conveyed to Thomas L. Clarke, Executor of the Estate of Mattie S. Clarke by Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division recorded simultaneously herewith in Instrument No. 20061207-0151422 Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mattie S. Clarke by deed from Mattie S. Clarke, the only heir at law of Benjamin F. Slaughter, and Richard Manson, Trustee of record in Instrument 200311210169746 on 11/19/2003 and filed for record on 11/21/2003 , Register's Office for said County. Also see Affidavit of Heirship in Instrument 200311210169747. The said Mattie S. Clarke having since died on June 23, 2006.

This is improved property known as 720 Ringgold Drive, Nashville, TN 37207.

Said Property is conveyed subject to any and all restrictions and easements of record, including those listed in Plat Book 3700, Page 88; Book 4062, Page 443, and Book 4081, Page 854, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Executor of the Estate of Mattie S. Clarke** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29 day of November 2006.

Thomas L. Clarke, Executor
Thomas L. Clarke, Executor

STATE OF North Carolina
COUNTY OF Forsyth

On this 29th day of November 2006, before me personally appeared, Thomas L. Clarke, Executor of the Estate of Mattie S. Clarke to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Mattie S. Clarke, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 29th day of November 2006.

My commission expires:
November 24, 2009

Sharon G. Penley
Notary Public
Sharon G. Penley

Sharon G Penley
Notary Public - North Carolina
Stokes County
Commission Expires November 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Carmi Tiesh
Affiant

Subscribed and sworn to before me this 29th day of November, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN C. EAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.