(2)

Davidson County DEEDWARR
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Fees:13.00 Taxes:952.75

20070308-0028986

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Joseph Thaxton Clark and wife, Nancy J. Clark, Grantors
TO: Mark Woodford McCommon and wife, Emily Thornmaehlen McCommon, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Mark Woodford McCommon Emily Thornmaehlen McCommon 6729 Greeley Drive Nashville, TN 37205	Same as Owner	012-12-51

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $257,500.00.

Affiant

Subscribed and sworn to before me this the 15th day of February, 2007.

My commission expires: _____

NOTARY PUBLIC

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Joseph Thaxton Clark** and wife, **Nancy J. Clark**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Mark Woodford McCommon** and wife, **Emily Thornmaehlen McCommon**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Rutherford County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.208, on the Plan of Horton Heights, Section D (misstated as Section C by scrivener's error in Book 4267, page 104), as of record in Book 2133, page 78, Register's Office for said County.

Said Lot No. 208 fronts 162 feet on the east side of Tombill Drive and runs back between lines, 314 feet on the north line and 207 feet on the south line to a dead line in the rear on which it measures 194.8 feet.

BEING the same property conveyed to Joseph Thaxton Clark and wife, Nancy J. Clark, by warranty deed from Richard H. Wood and wife, Martha G. Wood, recorded September 10, 1968 in Book 4267, page 104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **6729 Greeley Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 15TH day of FEBRUARY, 2007.

"GRANTORS"

Joseph Thaxton Clark BY John H. Clark as Attorney-in-Fact

Joseph Thaxton Clark, by John H. Clark as Attorney-in-Fact

Nancy J. Clark BY John H. Clark as Attorney-in-Fact

Nancy J. Clark, by John H. Clark as Attorney-in-Fact

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 John H. Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in behalf of Joseph Thaxton Clark and Nancy J. Clark and acknowledged that he executed the same as the free act and deed of the said Joseph Thaxton Clark and Nancy J. Clark.

WITNESS my hand and official seal at FRANKLIN, Tennessee this 15TH day of FEBRUARY, 2007.

My commission Expires: JUNE 09, 2007

Notary Public

{Seal}