THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03631

Davidson County DEEDWARR
Recvd: 03/21/07 11:23 2 pgs
Fees:13.00 Taxes:92.50
20070321-0034242

Property Address:
4705 Terragon Trail, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carol L. Clark,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Terrell Starks,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 184 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 184 fronts 60.0 feet on the southeasterly margin of Terragon Trail and extends back 243.55 feet on the northeasterly line and 102.55 feet on the southwesterly line to a broken line in the rear, measuring 205.34 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Randy G. Clark dated 3/19/07, and recorded 3/21/07 in the Register's Office for Davidson County, Tennessee at Instrument No. *. Being the same property conveyed to Randy G. Clark and wife Carol L. Clark by warranty deed from Ronald J. Smith and wife, Janet Smith, dated May 30, 1979, and recorded June 4, 1979, in the Register's Office for Davidson County, Tennessee, in Book 5444, at Page 319.

* 20070321 0034240

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 20th day of March, 2007.

Carol L. Clark by Dan Bush attn in fact {Seal}
Carol L. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20 day of March, 2007, before me personally appeared DAN BUSH to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROL L. CLARK as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said CAROL L. CLARK.

Witness my hand and official seal at office in BRENTWOOD, WILLIAMSON County, Tennessee, this 20 day of March, 2007

NOTARY PUBLIC
My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $25,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy Crowe
Affiant

Sworn to and subscribed before me this the 20th of March, 2007.

Notary Public

My Commission expires: 9·19·09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Terrell Starks
1456 County Hospital Road
Nashville, TN 37218

Person Or Entity Responsible For Payment Of Taxes:
Terrell Starks
1456 County Hospital Road
Nashville, TN 37218

Tax Parcel ID#: 14812024200