Davidson County DEEDWARR
Recvd: 04/23/07 14:24 2 pgs
Fees:13.00 Taxes:549.45
20070423-0048103

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00.

June Ballard
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of April, 2007.

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 4/21/08

Rachael A. Alexander
Notary Public

My Commission Expires: 4/21/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William M. Clark

4505 Harding Pike 155
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

116030B15500CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret McLean, an unmarried person n/k/a Margaret McLean Duncan, a married woman hereinafter referred to as Grantors, hereby transfers and conveys to William M. Clark, an unmarried man, hereinafter referred to as 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 Unit No. 155 on the Plan of Royal Oaks Apartment of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of 4504 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, Page 972, said Register's Office.

Being the same property conveyed to Margaret McLean, an unmarried person by Warranty Deed from Kimberly S. Nourse and husband, Jeffrey Lynn Thomason of record in Book 11491, Page 317, Register's Office for Davidson County, Tennessee dated May 20, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 45, Register's Office of said County.

Master Deed of record in Book 5282, Page 972, said Register's Office.

Restrictions of record in Book 5200, Page 45, Book 5282, Page 972, said Register's Office.

Easements of record in Book 5144, Page 244, Book 4744, Page 370, Book 4978, Page 524, Book 3165, Page 607, Book 3347, Page 188, Book 4668, Page 986, Book 4660, Page 59, Book 4668, Page 986, and Book 4835, Page 964, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4505 Harding Pike 155, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of April, 2007.

Margaret McLean Duncan

Kenneth R. Duncan*

*Kenneth R. Duncan, husband of Margaret McLean Duncan joins in this instrument to convey any and all interest he has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Margaret McLean Duncan and Kenneth R. Duncan, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 20th day of April, 2007.

Witness my hand and official seal this 20th day of April, 2007.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

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