PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $128,500.00

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

Affiant

Subscribed and sworn to before me, this 30th day of April, 2007.

Notary Public
My commission expires: 12/1/10

05-0704-63560

Address of New Owner:	Send Tax Bills to:	Tax Information
Mario Jara 115 Graycroft Avenue S Madison TN 37115	Countrywide Home Loans P.O. Box 961206 FTWX-22 Fort Worth, TX 76161-0206	042-15-0010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Clark, Jr. and wife, Amy Clark**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mario Jara, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to James H. Wachter and wife Carol J. Wachter by deed from Charles E. James, dated 9/19/1968, recorded 9/20/1968, of record in Book 4270, Page 630, Register's Office for Davidson County, Tennessee. Being further conveyed to James H. Wachter by quitclaim deed from Carol J. Wachter, of record in Book 8511, Page 413, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Clark, Jr. and wife, Amy Clark by deed from Carol J. Wachter, unmarried, dated 1/17/2006, recorded 1/20/2006, of record in Instrument No. 20060120-0007715, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 115 Graycroft Avenue S, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/04/07 11:59 3 pgs
Fees:18.00 Taxes:475.45
20070504-0053772

WITNESS my hand this 30th day of April, 2007.

John Clark, Jr.

Amy Clark

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Clark, Jr. and Amy Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of April, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

Exhibit "A", Legal Description

LAND in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract lying west of Tract "C" on the unrecorded plan of Marthonna, and described as follows:

Beginning at a point in the easterly margin of Graycroft Road, the southwest corner of the property conveyed to Edwin Morton Carter, Jr., and wife by deed from James O. Jones and wife, as of record in Book 2695, Page 501, Register's Office for Davidson County, Tennessee; thence eastwardly with the southerly line of said Carter property 268 feet, more or less, to a point in the westerly line of Block "C" on an unrecorded Map of Marthonna; thence with the westerly line of said Block southerly 100 feet to a point, the northeast corner of the property conveyed to John E. Huffine and wife, by deed from George P. Howell, et al, as of record in Book 2643, Page 135, said Register's Office, and by deed of correction of record in Book 2742, Page 224, said Register's Office; thence with the northerly line of said Huffine property westwardly 269.1 feet, more or less, to a point in the easterly margin of said Graycroft Road; thence with the margin of the same, northerly 100 feet to the point of beginning.