Davidson County DEEDWARR
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Fees:13.00 Taxes:503.20
20080501-0044593

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Angela E. Riggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2008

Lynda Kaye Jones
Notary Public:

MY COMMISSION EXPIRES: 1/23/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hector Leon	New South Federal Savings Bk	Parcel ID:
5001 Bonnahill Drive	210 Automation Way; MSN #49730	07416010300
Hermitage, TN 37076	Birmingham, AL 35210	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jeffery Howard Clark and wife, Terri D. Callis Clark f/k/a Terri D. Callis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hector Leon and wife, Maira Leon

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 382 on the Plan of Hermitage Hills, Section Five, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey Howard Clark (aka Jeffery Howard Clark) and Terri D. Callis, husband and wife, by deed from Vivian D. Boyles, unmarried, of record in Instrument 20050810-0094817, said Register's Office. The said Terri D. Callis is now known as Terri Clark.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 1 and 2, said Register's Office.

Terri D. Callis and Terri D. Callis Clark being one in the same person.

Jeffrey Howard Clark and Jeffery Howard Clark being one in the same person.

The signature of Jeffery Howard Clark is signed by his duly appointed Attorney-in-Fact, Terri Clark, pursuant to the Power of Attorney of record in Instrument 20080501 0044592, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5001 Bonnahill Drive, Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 29th day of April, 2008.

Jeffery Howard Clark by Terri Clark
Jeffery Howard Clark aka Jeffrey Howard Clark
By: Terri Clark, as Attorney-in-Fact

Terri D. Callis Clark
Terri D. Callis Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri D. Callis Clark, f/k/a Terri D. Callis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2008.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Terri Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jeffrey Howard Clark aka Jeffery Howard Clark as his Attorney in Fact as the free act and deed of the within named Jeffrey Howard Clark aka Jeffery Howard Clark.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2008.

My Commission Expires: 3/7/11

Notary Public