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Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/05/08 14:37 2 pgs
Fees:13.00 Taxes:998.63

20080605-0058059

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Notary Seal present, but could not be reproduced.

Subscribed and sworn to before me, this 3rd day of June, 2008.

Notary Public
My commission expires: July 20, 2008

Bill Garrett
Davidson County Register of Deeds

03-0805-35428

Address of New Owner:	Send Tax Bills to:	Tax Information
Nick Newman		142-13-0-B 017.00CO
1017 Morrisey Court	Peoples Home Equity Inc.	
Nashville TN 37221	4300 Sidco Dr. Ste. 300, Nashville, TN 37204	

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, William A. Clark, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nick Newman and wife, Diana Newman, 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:

> Land in Davidson County, Tennessee, being Lot No. 185, on the Plan of Riverside, Phase 4B, of record in Book 9700, Page 750, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William A. Clark, Jr. by deed from David Bibee and Joanne Mann, both unmarried, as joint tenants with right of survivorship, dated 6/13/05, recorded 6/29/05 in Instrument No. 20050629-0074858, Register's Office for Davidson County, Tennessee.
>
> Emily Clark, wife of William A. Clark, Jr., hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property by virtue of her marriage to the grantor.
>
> 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 1017 Morrisey Court, Nashville, TN 37221

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.

WITNESS my hand this 3rd day of June, 2008.

William A. Clark, Jr.

Emily Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William A. Clark, Jr. and Emily 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 Nashville, TN, this 3rd day of June, 2008.

~~Diane K. Mann~~
State of Tennessee at Large

My Commission expires ~~02/22/09~~
5/18/2010

