ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan (NAME)	15D-60155
(STREET ADDRESS OR ROUTE NUMBER)	Union Street at Fourth Avenue (STREET ADDRESS)	73-13-163
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

we,

James A. Bentley and wife, Patricia L. Bentley,

MAY23	CONV	28,700.00			
MAY23	S'TAX		B*	74.62	
MAY23	PB'FEE		B*	.50	
MAY23	W'DEED		B*	4.00	* 79.12

have bargained and sold, and by these presents do transfer and convey unto the said James T. Clement, Jr. and wife, Michele R. Clement,

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

BEING Lot No. 13 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for said County.

SAID Lot fronts 75 feet on the south side of Rosebank Avenue and runs back 134.2 feet on the west line and 137.2 feet on the east line to a dead line on which it measures 75.07 feet.

BEING the same property conveyed to James A. Bentley and wife, Patricia L. Bentley by deed from Robert C. Weaver, Secretary of Housing and Urban Development of record in Book 4032, page 973, said Register's Office.

THIS conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (xx) property, known as 1901 Rosebank Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 19th day of May, 19 77.

James A. Bentley
JAMES A. BENTLEY

Patricia L. Bentley
PATRICIA L. BENTLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5150 PAGE 260

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Bentley and wife, Patricia L. Bentley

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1977.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

DOROTHY A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,700.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Clement Jr.

Sworn to and subscribed before me this 19th day of May, 1977.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

DOROTHY A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address
~~This instrument prepared by~~ STEPHENSON, LOCKEY AND WAITE	First Federal Building Nashville, Tennessee 37219

WARRANTY DEED

FROM

JAMES A. BENTLEY AND WIFE, PATRICIA L. BENTLEY

TO

JAMES T. CLEMENT, JR., AND WIFE, MICHELE R. CLEMENT

E 05082

IDENTIF. REFERENCE

MAY 23 2 03 PM '77

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219