This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5305 PAGE 697

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. Wayne A. Clendenen (NAME)	First Tennessee Bank (NAME)	162-5
271 Delvin Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	175
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38101 (CITY) (ZONE) (STATE)	Field Book No. 5DU-54093

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated January 19, 1978, in the original principal sum of $33,150.00, payable to First Tennessee Bank, NA, in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by Ernest Lee Shelby and wife to Milburn K. Noell, Jr., and Thomas F. Baker, Trustees, as of record in Book 5245, page 700, Register's Office for Davidson County, Tennessee,

have this day bargained and sold, and do hereby transfer and convey unto ERNEST LEE SHELBY and wife, JANE HART SHELBY

WAYNE A. CLENDENEN and wife, SUSAN M. CLENDENEN, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 38 on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ernest Lee Shelby and wife, Jane Hart Shelby by deed from Robert J. Finney and wife, Marleen A. Finney of record in Book 5245, page 698, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4556, page 718, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,068.71

Affiant

Subscribed and sworn to before me, this the 29th day of June 19 78

Notary Public

My commission expires: 5-30-79 (Affix Seal)

Unimproved / Improved R.S.O. property, known as 271 Delvin Court, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

WAYNE A. CLENDENEN and wife, SUSAN M. CLENDENEN, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as shown above and for 1978 taxes which have been prorated and assumed by the Buyers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

WAYNE A. CLENDENEN and wife, SUSAN M. CLENDENEN, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 29th *day of* June, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jane Hart Shelby — Jane Hart Shelby

Ernest Lee Shelby — Ernest Lee Shelby

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* Ernest Lee Shelby and wife, Jane Hart Shelby *the within named bargainorS, 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* 29th *day of* June, *19*78

Helen D. Seed *Notary Public*

Commission expires 5-30-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....*Notary Public*

Commission expires .....

E 74194

IDENTIF. REFERENCE

JUN 30 9 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN30 78	CONV	41,068.71			
JUN30 78 S'TAX			B*	106.86	
JUN30 78 PR'FEE			B*	.50	
JUN30 78	W'DEED		B*	4.00	* 111.36

WARRANTY DEED

FROM
Ernest Lee Shelby and wife,

TO
Wayne A. Clendenen and wife,

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE: GEORGE E. MUDTER, JR.