FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Melinda Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 19 79.

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY AT LAW, 807 American Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARY A. CLARY and	FIRST TENNESSEE BANK N.A.MEMPHIS	3DZ-59600
MELINDA (NAME) PHILLIPS	(NAME)	
2943 LAKELAND DRIVE	P.O. Box 474	Map: 96-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37214	Memphis, Tennessee 38101	Par: 64
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, SYLVIA B. BURNEY TURNER and husband, KENNETH TURNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARY A. CLARY and MELINDA PHILLIPS

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. 411 on the Map of Cloverhill Subdivision, Section VII, as of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 411 fronts 65 feet on the southerly side of Bealwood Drive (Lakeland Drive) and runs back between lines 158.9 feet on the easterly line and 158.8 feet on the westerly line, to a dead line in the rear, on which it measures 65 feet.

BEING the same property conveyed to Ronald D. Burney and wife, Sylvia B. Burney, by deed from Charles M. Yates and wife, Janice Yates, of record in Book 5073, Page 749, said Register's Office. The said parties having since divorced and title vested in Sylvia B. Burney by decree of record in Book 5305, Page 145, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

KENNETH TURNER, husband of Sylvia B. Burney Turner, joins in this conveyance for the purpose of conveying any right and title that he may now, or at any time in the future, have in said property, especially his marital rights.

This is unimproved ( ) improved (XX) property, known as 2943 LAKELAND DRIVE NASHVILLE, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 6th day of DECEMBER, 19 79

Kenneth Turner
KENNETH TURNER

Sylvia B Burney Turner
SYLVIA B. BURNEY TURNER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SYLVIA B. BURNEY TURNER and husband, KENNETH TURNER

the 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 6th day of December 1979.

Commission expires 4/18/82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

SYLVIA B. BURNEY TURNER et vir

KENNETH TURNER

TO

CARY A. CLARY and

MELINDA J. PHILLIPS

F 6697 RUSH

IDENTIF. REFERENCE

DEC 6 11 49 AM '79

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, Inc.
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 9

12/06 07.53- CHECK

279

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
0279A	12/06/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66971

IDENTIF. REFERENCE

DEC 6 11 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 730030