- FILE BOX 4

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BOOK 5771 PAGE 524

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

William H Clemens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Clemens (NAME)	Metropolitan Federal Savings & Loan (NAME)	141-15A-10
7330 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	9D-68450
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, Charles T. Kirchner, Jr. and wife Pam Kirchner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Clemens and wife, Pam G. Clemens

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:

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Rolling River Estates, Section 1, of record in Book 4860, page 87, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Cotton Blossom Lane, said point being the common corner of lots 85 and 86; thence with the line between said two lots northwardly 165 feet to a point; thence westwardly 98 feet to the easterly margin of Rolling River Parkway; thence with the easterly margin of said Rolling River Parkway, southwardly 140 feet to the beginning of a curve; thence around said curve to the left 39.27 feet to the northerly margin of Cotton Blossom Lane; thence with the northerly margin of said Cotton Blossom Lane, eastwardly 73 feet to the point of beginning.

Being the same property conveyed to Charles T. Kirchner and wife, Mary Ann Kirchner, by deed from Margie L. Williams of record in Book 5637, page 330, Register's Office for Davidson County, Tennessee. The parties having since been divorced and by Decree of record in Minute Book 118-C, page 2086, Third Circuit Court of Davidson County, Tennessee, title was divested out of Mary Ann Kirchner and vested in Charles Thomas Kirchner, Jr.

Restrictive covenants, conditions and by-laws of record in Book 4789, page 950, and amended in Book 4871, page 640, Book 4892, page 689, Book 4892, page 679, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor(s) herein to Home Federal Savings and Loan Association in the original principal amount of $33,600.00, of record in Book 5064, page 213, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 7330 Rolling River Parkway (House Number) (Street) Nashville, Tennessee 37221 (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 hand s this 16th day of July, 19 81

Charles T. Kirchner, Jr.

Pam Kirchner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles T. Kirchner, Jr. and wife, Pam Kirchner

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 16th day of July 1981

Commission expires 4/22/84

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

Charles T. Kirchner, Jr. and wife, Pam Kirchner

TO

William H. Clemens and wife, Pam G. Clemens

G 5.1.165 RUSH

IDENTIF. REFERENCE

JUL 17 9 32 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5771 PAGE 526

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
			62000.00-	CO
			161.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	167.70-
7297A	07/17/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.1-165

IDENTIF. REFERENCE

JUL 17 9 33 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 833184