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H 23677

IDENTIF. REFERENCE

DEC 30 11 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1982

Notary Public

MY COMMISSION EXPIRES: June 16, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale B. Clements (NAME)	Prudential Insurance Company (NAME)	73-9 #136
1816 Willow Springs Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9049 (STREET ADDRESS)	15DZ-61335
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Van Nuys, California 91409 (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, Dale Bruce Clements, Craig Arnold Clements and Karen Marie Clements as beneficiaries under the Will of Katherine M. Clements, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale B. Clements

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. 43 on the Plan of Henderson Gardens, Section I, of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 43 fronts 73 feet on the southerly side of Willow Springs Drive and extends back 146.6 feet on the easterly line and 133.6 feet on the westerly line to a dead line in the rear on which it measures 86 feet.

Being the same property conveyed to Dale Bruce Clements, Craig Arnold Clements and Karen Marie Clements by Will of Katherine M. Clements, deceased, of record in Will Book 140, page 272, County Court for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 3381, page 443, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The said Karen Marie Clements and Karen M. Thompson being one and the same person.

This is improved (X) unimproved ( ) property, known as 1816 Willow Springs Drive, Nashville, TN 37216
(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 hand s this 29th day of December, 19 82

Craig Arnold Clements Karen M. Thompson

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 Dale Bruce Clements, Craig Arnold Clements and Karen M. Thompson

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 29th day of December, 19 82

Commission expires June 16, 1985

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

TO

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

Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____ BOOK 5984 PAGE 860

FOR _____

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

43500.00= CO
113.10 CO TX
.50 PRFEE
6.00 MDEED
CHECK 119.60-
8256A12/30/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 6 7 7

IDENTIF. REFERENCE

DEC 30 11 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918435