THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, TN 37238

SPECIAL WARRANTY DEED

BOOK 6285 PAGE 66

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Michael H. Clark Mike Clark Realty 227 Second Ave. North Nashville, TN 37201	Same	148-85

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Arthur Jones, Jr. and wife, Jean H. Jones, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Michael H. Clark ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Revision of Lot No. 2, Elmer L. Marshall Subdivision, of record in Book 4675, page 159, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee described according to a survey by Carlisle & Brown dated April 30, 1982, as follows:

Beginning at an iron pin located in the southerly right-of-way line of Richards Road, said iron pin being located N 88 deg. 33' 03" W a distance of 159.15 feet from a concrete monument being the northwest corner of Reserved Parcel B of the Lori Heights Subdivision as recorded in Plat Book 3106, page 123, and being the northeast corner of the herein described land; thence with a common line of the Morton Tyree property as follows: S 1 deg. 40' 42" E a distance of 153.70 feet to an iron pin; S 86 deg. 04' 28" W a distance of 168.75 feet to an iron pin; thence with the easterly line of Lot 1 of the Elmer L. Marshall Subdivision N 6 deg. 24' 38" W a distance of 177.29 feet to an iron pin located in the southerly right-of-way line of Richards Road; thence with the southerly right-of-way line of Richards Road as follows: S 85 deg. 28' 39 deg. E a distance of 140.93 feet to an iron pin; easterly with a curve having a radius of 7143.60 feet a distance of 43.16 feet (long chord N 89 deg. 50' 38" E a distance of 43.16 feet) to the point of beginning, containing 0.661 acres more or less.

Being the same property conveyed to Arthur Jones, Jr. and wife, Jean H. Jones, by installment deed from Elmer L. Marshall and wife, Christine Cole Marshall, of record in Book 4871, page 491, said Register's Office, and by Deed of Correction of record in Book 5577, page 329, said Register's Office.

Said property is unencumbered except for:

(1) Taxes for the current year, which have been prorated and assumed by the Grantee;

(2) The Plan of record in Book 4675, page 159, said Register's Office, shows an Owner's Certificate, a 75 foot minimum building setback line from Richards Road, a 60 foot minimum building setback line from the southerly rear line of said lot, a 60 foot minimum building setback line from the easterly side line of said lot, and an easement area in the northwesterly corner of said lot, within minimum building setback line.

3745

(3) Perpetual non-exclusive easement for ingress and egress across northwest corner of Lot No. 2 on the Plan of Elmer L. Marshall Subdivision, of record in Book 4675, page 13, Register's Office for Davidson County, Tennessee, as revised by Revision of Lot No. 2, Elmer L. Marshall Subdivision, of record in Book 4675, page 159, said Register's Office, upon the area designated as "Easement Area" on such recorded plan as set forth in deed from Elmer L. Marshall and wife, Christine Cole Marshall to City Ice Delivery Company, of record and in Book 4732, page 145, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as hereinabove set forth. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor. All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS our hands this 3 day of May, 1984.

Arthur Jones, Jr.

Jean H. Jones

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Jones, Jr. and wife, Jean H. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of May, 1984.

Notary Public

My Commission Expires:
7-27-86

ANN M. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

I 1 9 8 4 7

IDENTIF. REFERENCE

MAY 3 3 21 PM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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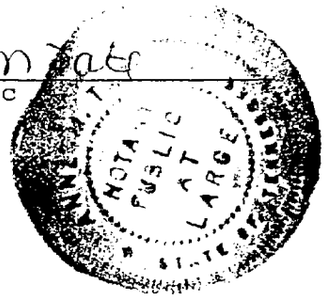
The actual consideration for this transfer or value of property (whichever is greater) is $179,431.88.

Michael N. Clark
Affiant

Sworn to and subscribed before me this 3 day of May, 1984.

Anne M Batt
Notary Public

My Commission Expires:
7-27-86



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6285 PAGE 69

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
			179431.00- CAPT.	
			468.44 COTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	479.94-
3745A05/03/84			REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1 9 8 4 7

IDENTIF. REFERENCE

MAY 3 3 21 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 33350