Instrument Prepared By:
FRED E. JONES
ATTORNEY AT LAW
5159 WHEELIS DRIVE
MEMPHIS, TN 38117

Box 36

WARRANTY DEED

BOOK 6301 PAGE 213

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARLES M. CLUNAN (NAME)	New Owner (NAME)	128-00-0-106
4145 Poplar Suite 209 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D-05955
Memphis, TN 38117 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	128-00-0-107 9D-05950

For and in Consideration of the sum of TEN DOLLARS * ($10.00) *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

I 25031

IDENTIF. REFERENCE

MAY 29 3 21 PM '84

REV. PAUL W. CLUNAN, VIRGINIA W. CLUNAN, VINCENT G. CLUNAN, CHARLES CLUNAN, MARY DELORES CLUNAN ADAMS, ANN BERNADETTE CLUNAN WARPOLE, PAUL WALSH CLUNAN, II, H. MARTIN CLUNAN, JR. and RICHARD W. CLUNAN

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES M. CLUNAN his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

(SEE EXHIBIT "A" ATTACHED TO AND MADE A PART OF THIS WARRANTY DEED)

Being part of the property conveyed to William F. Clunan and wife, Julia W. Clunan, by deed from Clayton G. Clizbe and wife, Josephine W. Clizbe, as of record in Book 966, page 580, the said Julia W. Clunan having predeceased William F. Clunan; the said William F. Clunan having died on the ___ day of July, 1958, leaving a Last Will and Testament of record in Will Book 126, page 341, Probate Court for Shelby County, Tennessee, a certified copy of said will being recorded simultaneoulsy herewith in the Register's Office for Davidson County, Tennessee, the same devising said property to Rev. Paul W. Clunan, Henry M. Clunan, Joseph E. Clunan, Vincent G. Clunan, Raymond B. Clunan, Charles Clunan, Mary Delores Clunan Adams, Ann Bernadette Clunan Warpole and Paul Walsh Clunan, II.

The said Henry M. Clunan having died on January 24, 1983, and devised his interest to his wife, Virginia W. Clunan.

The said Joseph E. Clunan having died March 16, 1978, having devised his interest to Henry M. Clunan, Paul W. Clunan, Charles C. Clunan, Vincen G. Clunan, Mary Clunan Adams, Paul Walsh Clunan, II and Bernadette Clunan Warpole.

The said Raymond B. Clunan having died March 4, 1975, and devised his interest to the Rev. Paul W. Clunan.

H. Martin Clunan Jr., and Richard W. Clunan, the heirs-at-law of Henry M. Clunan join in this instrument for the purposes of conveying any and all right, title and interest they may have in and to the above described property.

PROPERTY DESCRIPTION
4.20 - ACRE TRACT

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument set on the east right-of-way line of Sawyer Brown Road, a 50-foot road, the southwest corner of Lot 3, Clunan Heights Subdivision, as recorded in Plat Book 4300, page 17, Register's Office of Davidson County, Tennessee and the northwest corner of the herein described tract; thence,

1. With the south boundary line of Lot 3, Clunan Heights Subdivision S 83° 48' 01" E 299.18 feet to an existing concrete monument; thence,

2. With a line severing the property of William F. Clunan and wife, Julia W. Clunan, as recorded in Deed Book 966, page 580, Register's Office of Davidson County, Tennessee, S 27° 36' 11" W 341.72 feet to a concrete monument set; thence,
3. S 35° 06' 08" W 163.54 feet to a concrete monument set; thence,
4. Eastwardly with a curve to the right having a radius of 203.84 feet, a distance of 74.35 feet; to a concrete monument set; said curve has a chord bearing and distance of S 44° 26' 56" E 73.936 feet; thence,
5. S 56° 00' 00" W 50.00 feet to a concrete monument set; thence,
6. S 34° 00' 00" E 96.91 feet to a concrete monument set; thence,
7. With a curve to the left having a radius of 305.00 feet, a distance of 39.50 feet; to a concrete monument set; said curve has a chord bearing and distance of S 37° 42' 35" E 39.468 feet; thence,
8. S 48° 34' 50" W 73.44 feet to a concrete monument set; thence,
9. S 29° 55' 00" W 191.46 feet to a concrete monument set; thence,
10. S 39° 35' 23" W 163.89 feet to a concrete monument set; thence,
11. With the north boundary line of Holt Meadows Subdivision as recorded in Plat Book 4300, page 174, Register's Office of Davidson County, Tennessee, N 65° 15' 55" W 57.45 feet to an existing concrete monument; thence,
12. N 65° 15' 52" W 25.82 feet to a point; thence,
13. Northwardly with the east right-of-way line of Sawyer Brown Road, and a curve to the left having a radius of 2889.79 feet, a distance of 367.72 feet to a concrete monument set; said curve has a chord bearing and distance of N 15° 57' 16" E 367.475 feet; thence,
14. With a curve to the left having a radius of 5114.96 feet, a distance of 545.38 feet to a concrete monument set; said curve has a chord bearing and distance of N 9° 15' 15" E 545.124 feet; thence,
15. N 6° 11' 59" E 76.32 feet to the point of beginning and containing 4.20 acres.

Being a portion of the property of William F. Clunan and wife, Julia W. Clunan, as recorded in Deed Book 966, page 580, Register's Office of Davidson County, Tennessee.

EXHIBIT "A"

The said Charles M. Clunan and Charles Clunan, being the one and same person. The said Paul Walsh Clunan, II and Paul W. Clunan, II, being the one and same person.

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES M. CLUNAN his *heirs and assigns, forever.*

And the undersigned *do covenant with the said* CHARLES M. CLUNAN *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.*

And the undersigned *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* CHARLES M. CLUNAN HIS *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 24th *day of* May, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* (SEE SIGNATURES ON EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF).

Attorney-in-Fact for the said parties shown hereon, by Power of Attorneys being recorded in the Register's Office for Davidson County, Tennessee, simultaneously with this instrument.

Rev. Paul W. Clunan

Virginia W. Clunan

BY: Monsignor Paul W. Clunan
Attorney in Fact

Vincent G. Clunan

BY: Monsignor Paul W. Clunan
Attorney in Fact

Charles M. Clunan

BY: Monsignor Paul W. Clunan
Attorney in Fact

Mary Delores Clunan Adams

BY: Monsignor Paul W. Clunan
Attorney in Fact

Ann Bernadette Clunan Warpole

BY: Monsignor Paul W. Clunan

Paul W. Clunan, II

BY: Monsignor Paul W. Clunan
Attorney in Fact

H. Martin Clunan, Jr.

BY: Monsignor Paul W. Clunan

Richard W. Clunan

BY: Monsignor Paul W. Clunan
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $42,000.00.

Charles M. Clunan
Affiant

Subscribed and sworn to before me, this 24th day of May, 1984.

Notary Public

My commission expires: 7-21-84

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 24th day of May, 1984, before me personally appeared Monsignor Paul W. Clunan, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Virginia W. Clunan, Vincent G. Clunan, Charles M. Clunan, Mary Delores Clunan Adams, Ann Bernadette Clunan Warpole, Paul W. Clunan, II, H. Martin Clunan, Jr., and Richard W. Clunan, and acknowledged that he executed the same as the free act and deed of the said Virginia W. Clunan, Vincent G. Clunan, Charles M. Clunan, Mary Delores Clunan Adams, Ann Bernadette Clunan Warpole , Paul W. Clunan, II, H. Martin Clunan, Jr., and Richard W. Clunan.

Witness my hand and official seal at Memphis, Tennessee.

Fred E. Jones
Notary Public

My commission expires: 2/21/1988

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STATE OF TENNESSEE }
COUNTY OF ..... }

Personally appeared before me, ..., ***a Notary Public in and for said County and State, the within named*** .....

.....

.....

the bargainor ....., ***with whom I am personally acquainted, and who acknowledged that*** ..... ***executed the within instrument for the purposes therein contained.***

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

....., ***Notary Public.***

Commission Expires .....

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 .....

BOOK 6301 PAGE 218

WARRANTY DEED

FROM

REV. PAUL W. CLUNAN,

ET AL

TO

CHARLES M. CLUNAN

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6301 PAGE 219

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42000.00- CAIT.
105.20 CSTAX
.50 PRFEE
16.00 WDEED
CHECK 127.70-
012586 05/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5031

IDENTIF. REFERENCE

29 3 21 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0039556