THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John M. Clemens 834-B Sutton Hill Road Nashville, TN 37204	Dominion Bancshares Mtg. Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	118-10-13 16DA 13385

WARRANTY DEED

BOOK 6378 PAGE 243

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, O. H. Mason and wife, Dorothy E. Mason hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John M. Clemens hereinafter called the Grantee, Grantee's 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. 3-B on the plan of Resubdivision of Lots 16, 17, and portions of 15 and 18, Block E, Battlefield Estates, Section Two, of record in Book 5190, page 638, and amended in Book 6296, page 402, and in Book 6200, page 113, all in Register's Office for said County.

SAID Lot No. 3-B fronts 25 feet on the northerly margin of Sutton Hill Road and extends back 235.42 feet on the easterly line and 232.93 feet on the westerly line to a dead line in the rear, measuring 24.99 feet thereon.

BEING the same property conveyed to O. H. Mason and wife, Dorothy E. Mason by deed from Bueford M. Wood and wife, Iris Haden Anthony Wood, of record in Book 6273, page 492, Register's Office for Davidson County, Tennessee.

Together with a permanent easement for driveway purposes 5 feet in width across so much of Lot 3-A as is currently being used as a drive, as shown on a survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, which is attached hereto as Exhibit A.

Specifically excluded from this conveyance and retained by Grantor is a permanent easement for driveway purposes 5 feet in width across so much of Lot 3-B as is currently being used as a drive as shown on said survey attached hereto as Exhibit A.

This is (~~un~~)improved property, known as 834-B Sutton Hill Road, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of September, 1984.

O. H. Mason

Dorothy E. Mason

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of September, 1984, before me personally appeared O. H. Mason and Dorothy E. Mason, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6378 PAGE 244

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 51,750.00.

John M. Clemens
Affiant

Subscribed and sworn to before me, this the 7th day of September, 19 84.

My Commission Expires: 11-17-87

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN
Sep 10 3 06 PM '84

IDENTIFICATION REFERENCE

86984

WARRANTY DEED

from:
O. H. Mason and wife,
Dorothy E. Mason

to:
John M. Clemens

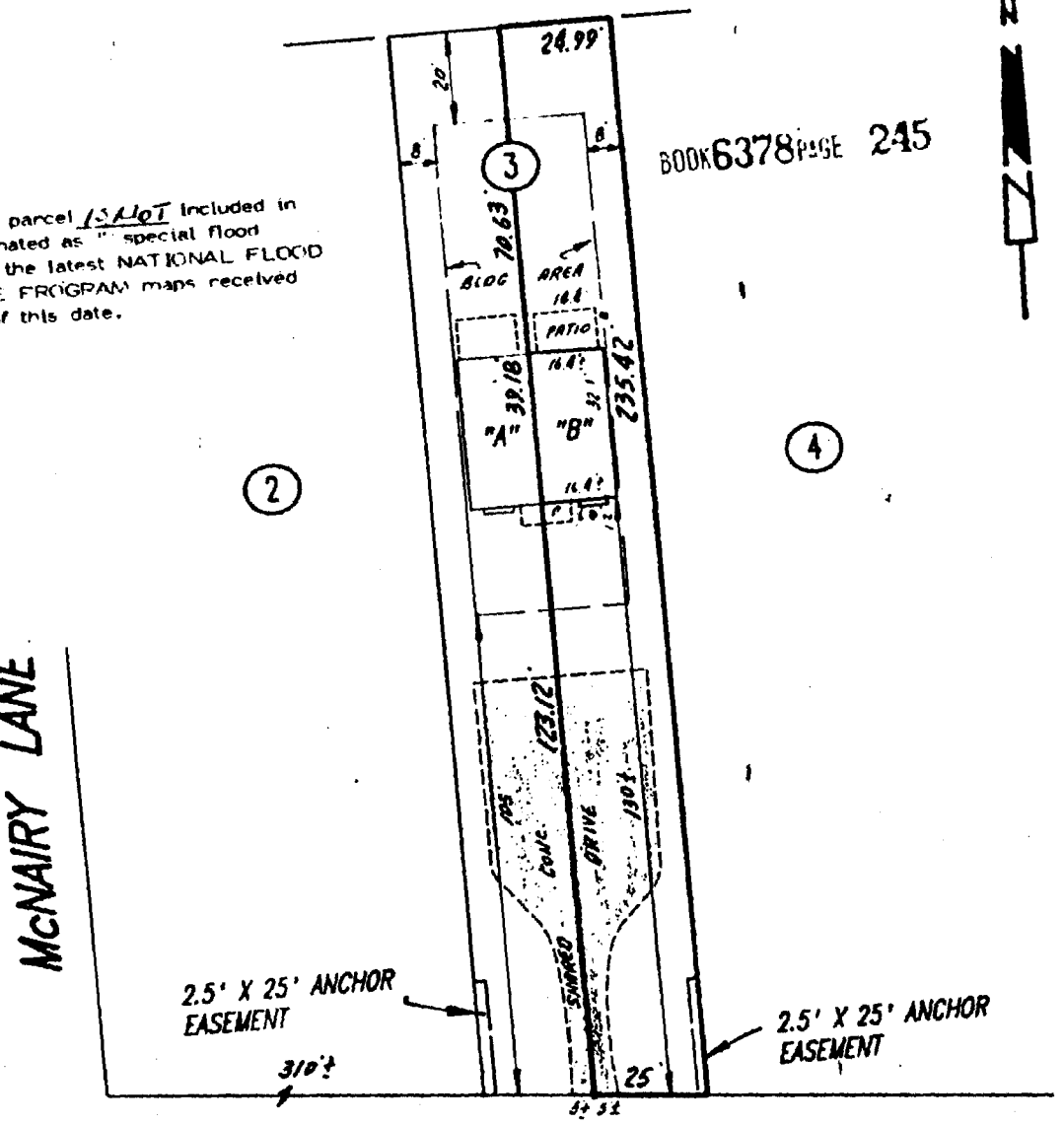
return to: jcb

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

Exhibit A

BOOK 6378 PAGE 245

NOTE: This parcel IS NOT included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.



W. 43964.C 07

MORTGAGE LOAN INSPECTION

OWNER: JOHN M. CLEMENS

PROPERTY LOCATED: 834-B SUTTON HILL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT 3-B ON THE PLAN OF THE RESUBDIVISION OF LOTS 16, 17, & PORTIONS OF 15 & 18 - BLOCK "E" - BATTLEFIELD ESTATES - SECTION 2.
RECORDED : BOOK 5190 - PAGE 638 - R.O.D.C.
AMENDED - BOOK 6296 - PAGE 402 - R.O.D.C.
AMENDED - BOOK 6200 - PAGE 113 - R.O.D.C.

SCALE: 1" = 40' DATE: AUGUST 31, 1984

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

By: [signature]

JOHN B. KOHL, III REGISTERED LAND SURVEYOR TENNESSEE No. 1088

JOHN KOHL & COMPANY, P.C. • 920 Woodland Street, Nashville, TN 37206 • (615) 227-3633

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6378 PAGE 246

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

51750.00- CAMT.
134.42 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 143.92-
9225A09/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 8 6 9 8

IDENTIF. REFERENCE

SEP 10 9 06 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067792