BOOK 6965 PAGE 238

Field Book 8DA-60970
Map 103-10, Parcel 71

Send Tax Statements to:
Heritage Federal Savings & Loan Assoc.
123 Fifth Avenue North
Franklin, Tennessee 37064

This Instrument Prepared By:
Gayle T. Moyer
Attorney at Law
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS W. CLARK and wife, WINIFRED H. CLARK, have bargained and sold and by these presents do transfer and convey unto JAMES A. SAINE and wife, LYNETTE W. SAINE, their heirs and assigns forever, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillwood Estates, Section I, as of record in Book 1835, page 117, Register's Office for said County, described according to a copy of a survey made by Z. J. Wilkerson, Surveyor, dated March 27, 1953.

Beginning on the southeasterly margin of Price Circle Road at the corner of Lots Nos 7 and 8; thence with the line between said two lots southeastwardly 360 feet; thence north 67 deg. 57' east 110.3 feet to a concrete monument; thence North 2 deg. 18' east 113 feet to an iron pin at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, northwestwardly 357 feet to the southeasterly margin of Price Circle Road at the corner of Lots Nos. 8 and 9; thence with the margin of said lot, southwestwardly 100.3 feet to the beginning.

Being the same property conveyed to Thomas W. Clark and wife, Winifred H. Clark by deed from John A. Felker and wife, Stephanie L. Bilbrey, of record in Book 6502, page 156, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey

the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees' assuming responsibility for payment of same.

2. Restrictive covenants of record in Book 2100, page 597, Register's Office of Davidson County, Tennessee.

3. All matters on the Plan of record in Book 1835, page 117, Register's Office of Davidson County, Tennessee, including an owner's certificiate and those easements and setback lines shown thereon.

4. Easement for sanitary sewer of record in Book 4001, page 212, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 21st day of September, 1985.

Thomas W. Clark

Thomas W. Clark

Winifred H. Clark

Winifred H. Clark

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Ruth Ware, a Notary Public in and for said County and State, the within named THOMAS W. CLARK and wife, WINIFRED H. CLARK, 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, at office, on this 12th day of September, 1985.

Ruth Ware

Notary Public

My Commission Expires:

5-20-87

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 122,060.00.

James A. Saine
Affiant

Sworn to and subscribed before me on this the 24th day of September, 1985.

My Commission Expires:
3-11-87

Notary Public

Address of Owners:
Mr. and Mrs. James A. Saine
4509 Price Circle
Nashville, Tennessee 37205

39398

IDENTIFICATION REFERENCE

SEP 26 9 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

122000.00- CAMT.
317.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 326.70-
0478A09/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39398

IDENTIFT REFERENCE

Sep 26 9 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176098