Bal 25A

WARRANTY DEED

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This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Diane Claiborne Clements 2717 Wortham Ave. Nashville, TN. 37215	Third National Bank Nashville, TN.	117-2-114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 156,000.00 .

Diane Claiborne Clements
Affiant

Subscribed and sworn to before me this 5th day of December, 1986

Notary Public

Commission expires: 12/1/89

625111

IDENTIFICATION REFERENCE

Nov 12 2 00 PM '86

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MARY D. HENSEL, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto DIANE CLAIBORNE CLEMENTS, hereinafter referred to as Grantee, her successors 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. 8 of Block 4 on the Map of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 8 fronts 105 feet on the westerly side of Midland Avenue, now Wortham Avenue and runs back between lines, 177 feet on the northerly line and 187 feet on the southerly line to a dead line on which it measures 76 feet.

Being the same property conveyed to Mary D. Hensel, a single person, by deed from Doyle P. Gray and wife, Nancy O. Gray of record in Book 5603, page 528, Register's Office for Davidson County, Tennessee.

Subject to the Plan of record in Book 974, page 24, Register's Office for Davidson County, shows an Owners Certificate, a 60 foot minimum building setback line from Wortham Avenue (formerly Midland Ave.)

This is unimproved/improved property, known as 2717 Wortham Avenue, Nashville, Tennessee 37215

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, her heirs, successors and assigns forever, and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of November, 1986.

Mary D. Hensel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of November, 1986, before me personally appeared MARY D. HENSEL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tn. this 5th day of November, 1986.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			156000.00- CONT, 436.80 CSTAX .50 PRFE 6.00 WDT CHECK 443.30- 5149A 11/12/86 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

625111 IDENTIFT REFERENCE Nov 12 2 00 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 11146