BOX 15

BOOK 7186 PAGE 418

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,425.00

Carole J. VanderWal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO (Mortgagee)	MAP-PARCEL NUMBERS
Carole J. VanderWal (NAME)	Investors Federal Savings Bank (NAME)	118-10 #202
834B Sutton Hill Road (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	16DA-40178
Nashville, TN 37204 (CITY) (STATE) (P O ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, John M. Clemens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carole J. VanderWal

HEREINAFTER CALLED THE GRANTEES, THEIR 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 John M. Clemens by deed from O. H. Mason and wife, Dorothy E. Mason of record in Book 6378, page 243, 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.

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

This is unimproved ( ) improved (X) property, known as 834-B Sutton Hill Road, Nashville, Tennessee 37204
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand AD this 14 day of December, 19 86

John M. Clemens

John M. Clemens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Clemens

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Nashville, Tennessee, this 24 day of December 1986

Commission expires: _____

Katie Lee Lord
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

IDENTIFICATION REFERENCE

MAR 31 1 09 PM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

096.02

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7186 PAGE 420

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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

50425.00- PAYT
157.50 STAX
.50 PRFE
0.00 MSE T
CHECK 154.42-
0464A03/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09602

IDENTIFICATION REFERENCE

MAR 31 1 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63441