FILE: BOX 38 FILE #8037

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7618 PAGE 205

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ANDREW CLOUGH	LEADER FEDERAL MORTGAGE, INC.	MAP 131-10
(NAME)	(NAME)	
4617 General Lowrey Drive	P.O. Box 2926	PARCEL 43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Memphis, Tennessee 38101	
(CITY) (STATE) (P. O. ZIP)	(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, ROBERT E. RIVERS, JR., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ANDREW CLOUGH and wife, MELISSA R. CLOUGH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 110 on the Plan of Section Two First Addition Seven Hills, as of record in Plat Book 2663, page 51, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Rivers, Jr. by deed from Susan Bowers Rivers, a widow of record in Book 6384, page 989, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4286, page 812 and in Book 2798, page 361; and (3) All matters appearing on the Plan of record in Plat Book 2663, page 51, said Register's Office.

Virginia L. Rivers, spouse of Robert E. Rivers, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert E. Rivers, Jr..

5567 S.

IDENTIFICATION REFERENCE

AUG 4 8 32 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

3537 08/04 0101 03CHECK 508.10

unimproved ( )
This is improved(XX) property, known as 4617 General Lowrey Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of July, 1988

Robt E Rivers Jr.
ROBERT E. RIVERS, JR.

Virginia L. Rivers
VIRGINIA L. RIVERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7618 PAGE 206

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. RIVERS, JR. and wife, VIRGINIA L. RIVERS

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

Witness my hand at office, this 29th day of July, 1988.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

James Andrew Clough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 88.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

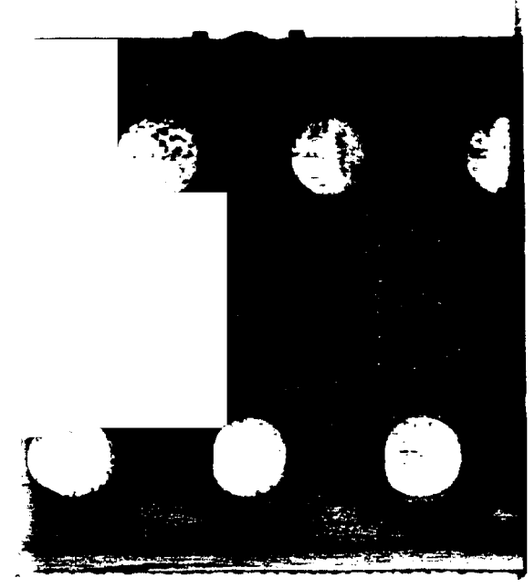
WARRANTY DEED

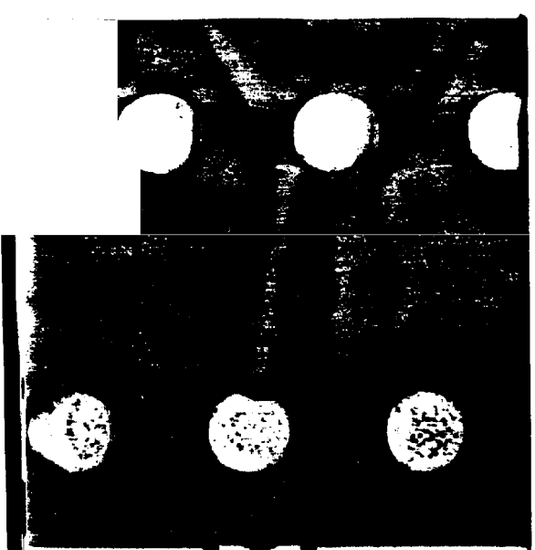
FROM ROBERT E. RIVERS, JR., married

TO JAMES ANDREW CLOUGH and wife, MELISSA R. CLOUGH

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7618 PAGE 207

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				152000.00
				CON TX 501.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 508.10
				CHECK 508.10
08/04/88	01			08:36 0001 3537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55675

IDENTIFY REFERENCE

AUG 4 8 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120131