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65238

WARRANTY DEED

File 41

FROM: Barry Stouffer and wife, Lea Stouffer, Grantors

TO: Kevin B. Cleary, Grantee

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

SEP 6 3 46 PM '88

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1024 River Rdg Terrace Nashville, Tennessee 37221	Barry Stouffer 6507 Brownlee Drive Nashville, TN 37205	141-15-C-71 Field Book Numbers 9D-78791

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Ten Thousand and no/100 Dollars ($110,000.00).

Kevin B. Cleary
Affiant, Kevin B. Cleary

SUBSCRIBED AND SWORN TO before me, this the 6th day of September, 1988.

Deborah A. Hughes
Notary Public

My Commission Expires: May 8, 1991

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Barry Stouffer and wife, Lea Stouffer, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Kevin B. Cleary, Grantee, his heirs, 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. 224 on the Plan of Rolling River Estates, Phase "10", of record in Book 6200, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry Stouffer and Lea Stouffer by deed from Barry Stouffer and Gerri Lea Wiggins, of record in Book 7171, page 360, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1024 River Ridge Terrace, Nashville, Tennessee 37221.

This conveyance is expressly made subject to those items listed on Exhibit "A" attached hereto and incorporated by this reference.

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, his heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 6th day of September, 1988.

Barry Stouffer
BARRY STOUFFER

Lea Stouffer
LEA STOUFFER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, BARRY STOUFFER, 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, at Office, this 6th day of September, 1988.

Deborah A. Hughes
Notary Public

My Commission Expires: May 8, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, LEA STOUFFER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 6th day of September, 1988.

Deborah A. Hughes
Notary Public

My Commission Expires: May 8, 1991

EXHIBIT "A"

Encumbrances

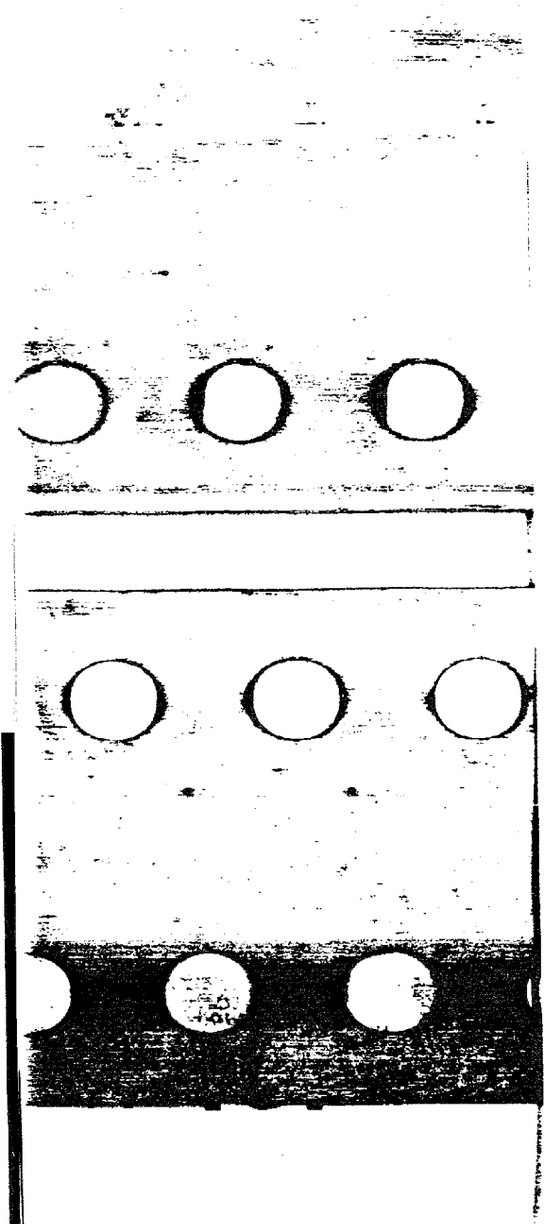
1. A lien for 1988 taxes not yet due and payable

2. Deed of Trust executed by Barry Stouffer and wife, Lea Stouffer to Barry W. Bedford, Trustee, of record in Book 7171, page 362, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 4788, page 950, amended in Book 4871, page 640, made applicable by Book 6298, page 934, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 6200, page 53, Register's Office for Davidson County, Tennessee.

5. Restrictions in Book 4892, page 679, made applicable by Book 6298, page 934, Register's Office for Davidson County, Tennessee.



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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	110000.00
CON TX	363.00
PRFEE	0.50
WDEED	12.00
TOTAL	375.50
CHECK	375.50

09/06/88 01 15:47 0001 4406

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IDENTIFICATION

SEP 6 3 46 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

No. 131460