THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00258303

BOOK 7675 PAGE 622

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. H. Clark (NAME)	SAME (NAME)	MAP 160-2
823 Nanearle Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 19
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by B. H. Clark and wife Kaye Adams Clark and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

James F. Crowell, Jr., an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said B. H. Clark and wife, Kaye Adams Clark

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot "C" on the Plan of the re-subdivision of Lot Nos. 27 and 28, Forest Acres, Section 3, as of record in Book 2330, page 7, Register's Office for said County, described as follows: Beginning on the southerly margin of Nanearle Drive at the corner of Lots "B" and "C"; thence with the line between said two lots southeastwardly 194.5 feet to the northeast corner of Lot "A"; thence with the line between Lots "A" and "C" southeastwardly 236.5 feet; thence northwardly 373.5 feet to the southerly margin of Nanearle Drive; thence with said drive westwardly 121.3 feet to a concrete monument; and northwestwardly 98.4 feet to the beginning.

Being the same property conveyed to James F. Crowell, Jr., by deed from J.F.C. Enterprises, Inc., a Tennessee Corporation, of record in Book 6202, page 138, Register's Office of Davidson County, Tennessee.

6145 10/12 0101 03CHECK 389.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me this the 4th *day of* October 1988

Affiant Kaye Adams Clark

My commission expires: 2-10-91 *(Affix Seal)*

Notary Public Notary Public at Large State of Tennessee

unimproved ( )
This is improved ( ) property, known as 823 Nanearle Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the encumbrances shown on Exhibit "A" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 4th *day of* October *19*88*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Crowell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *Notary Public in and for said County and State* James F. Crowell, Jr., an unmarried person

the within named 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 Nashville, *Tennessee, this* 4th *day of* October, 88.

Charles C. Fullbright Jr. *Notary Public*

Commission expires 2-10-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

1. Taxes for 1988: a lien, but not yet due or payable.

2. Ten-foot easement for public utilities along the easterly and westerly lines of premises, 75-foot building setback line from Nanearle Drive and conditions of owners certificate as shown on plan in Book 2330, page 7, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

3. Restrictive covenants contained in an instrument executed by Dalton G. Wright, et al, dated February 6, 1946, filed November 17, 1947, and recorded in Book 1540, page 426, Register's Office for Davidson County, Tennessee.

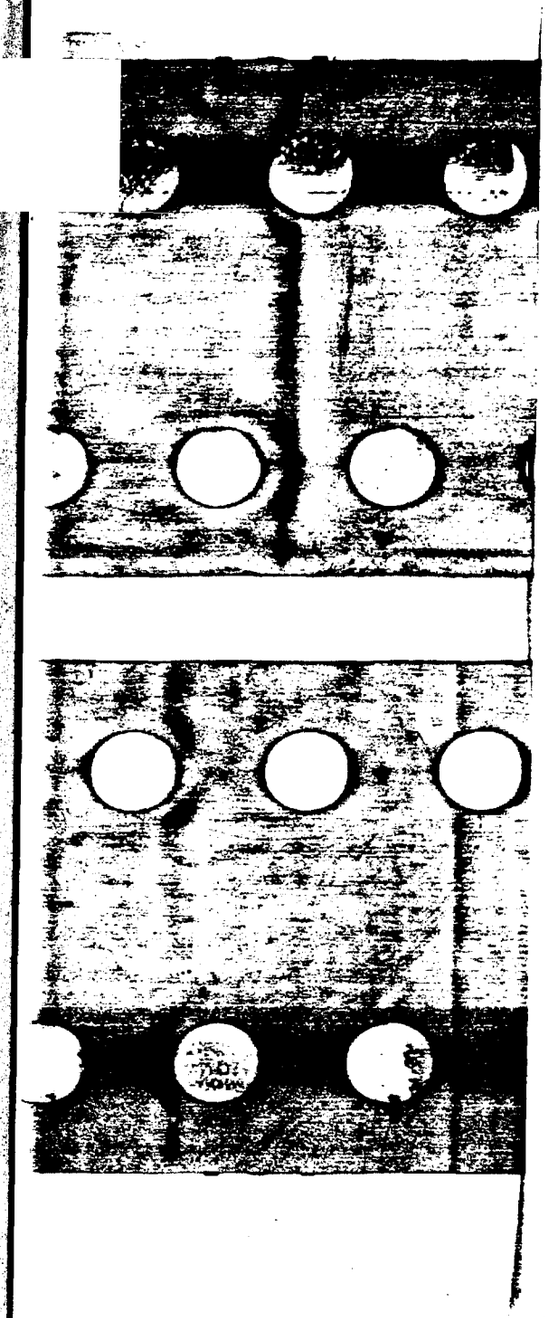
4. Sanitary sewers and/or storm drainage easement, of record in Book 7316, page 74, Register's Office for Davidson County, Tennessee.

75480

IDENTIFICATION

OCT 12 11 25 AM '88

FEE 7 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	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	115000.00
CON TX	379.50
PRFEE	0.50
WDEED	9.00
TOTAL	389.00
CHECK	389.00

10/12/88 01 11:29 0001 6145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:5480

IDENTIFICATION REFERENCE

Oct 12 11 25 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 142950