WARRANTY DEED

For valuable consideration, which we acknowledge having received,
we, Buddie Savage and his wife, Dorothy L. Savage, the grantors,
have sold and now convey
to Donnie G. Clem and his wife, Ginger R. Clem,
the grantees,
and their heirs and assignees
a piece of real property in Davidson County, Tennessee, described thus:

lot 9 on the plan of Patterson Gardens, section 2,
of record in book 2330, page 042,
Register's Office for Davidson County (RODC),
to which plat we now refer for a more complete description;

the same property
which Betty L. Hawkins, an unremarried widow,
on 19 September 1984
conveyed to Buddie Savage and his wife, Dorothy L. Savage,
by a warranty deed of record in book 6387, page 600, RODC;

subject to all easements and restrictions of record;

improved realty
called 3513 Hewlett Drive, Nashville, Tennessee, 37211;

to have and to hold that real property
to the grantees and their heirs and assignees forever.

We covenant with the grantees
that we are lawfully seised and possessed of that land in fee simple,
that we have a good right to convey it,
and that it is unencumbered except as disclosed.

We further covenant and bind ourselves and our heirs and representatives
to warrant and forever defend the title to that land
to the grantees and their heirs and assignees
against the lawful claims of any party.

Witness our hands in Nashville, Tennessee, on 17 March 1989.

Buddie Savage

Dorothy L. Savage

New owners: D.G. and G.R. Clem,
3513 Hewlett Drive, Nashville, Tennessee, 37211.

Mortgagee: First Investment Company,
Tax bills: PO Box 749, Columbus, Ohio, 43216.

Map: 133-06-0-136.00; 06-DA-57375.

17654

IDENTIFICATION

Mar 20 8 57 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

RUSH

ACKNOWLEDGMENT BY THE SELLERS

State of Tennessee
County of Davidson

Before me, Duncan Bryant Rushing, a notary public at large,
personally appeared Buddie Savage and Dorothy L. Savage,
with whom I am personally acquainted,
who, being first duly sworn,
acknowledged they had executed this deed for the stated purpose.

Witness my hand and seal in Nashville, Tennessee, on 17 March 1989.



Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1990.

ACKNOWLEDGEMENT BY THE BUYERS

State of Tennessee
County of Davidson

The actual consideration for this transfer
or the fair market value of the property,
whichever is greater,
is $56,500.00.

Donnie G. Clem

Donnie G. Clem

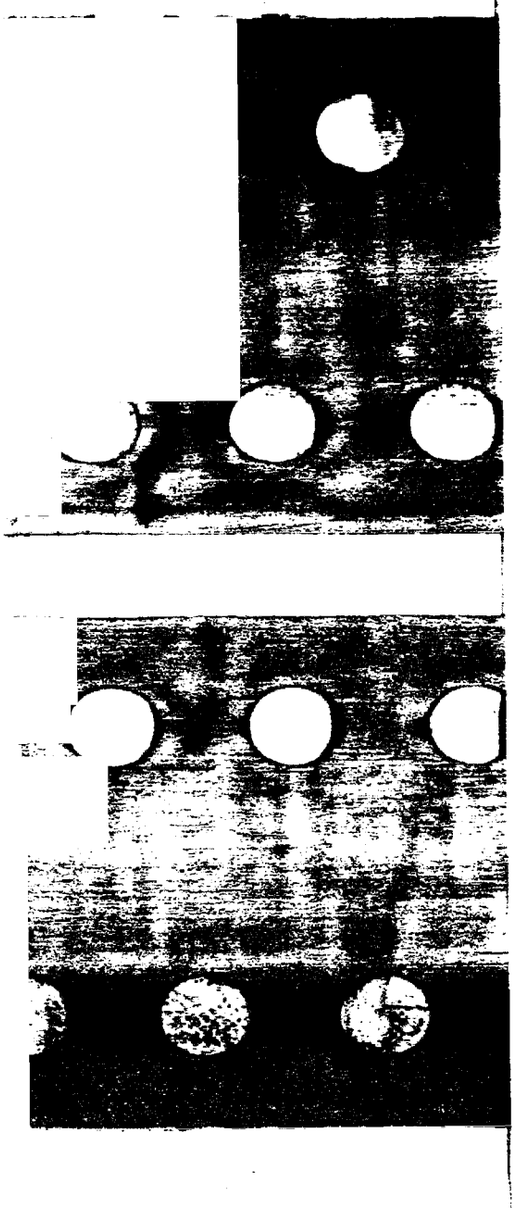
Sworn and signed before me in Nashville, Tennessee, on 17 March 1989.



Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1989.

Prepared by Duncan Bryant Rushing, Attorney at Law, Landmark Title Company,
110 Oaks Tower, 1101 Kermit Drive, Nashville, Tennessee, 37217, 361-5772.



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

RECEIVED OF _____

FOR _____

BOOK 7796 PAGE 339

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 56500.00
CON TX 186.45
PRFEE 0.50
WDEED 0.60
ERR CO
WDEED 0.60-
WDEED 6.00
TOTAL 192.95
CHECK 192.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/89 01 09:02 0001 7142

17.6.5 4.

IDENTIFICATION REFERENCE

Mar 20 8 59 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191660