This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counsellor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 7995 PAGE 47

ADDRESS OF NEW OWNER:
Terry & Nancy Clements
3518 Central Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
same

MAP & PARCEL
Map & Parcel Nos.
104-5-326
103-12 Pan 270

WARRANTY DEED

THIS INDENTURE, entered into this 30th day of November, A.D. 1989, by and between JAMES E. WHITFIELD and wife, MARGARET WHITFIELD, hereinafter referred to as Parties of the First Part, and TERRY CLEMENTS and wife, NANCY CLEMENTS, hereinafter referred to as Parties of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of One Hundred Sixty Thousand and no/100ths ($160,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged by the Parties of the First Part, the said Parties of the First Part have bargained, sold, transferred and conveyed, and by these presents do hereby bargain, sell, transfer and convey unto the Parties of the Second Part all of their right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

BEING the east 44 feet of Lot No. 263 and the west 16 feet of Lot No. 264 on the Map of Richland Realty Company's Second Subdivision, Division B, of record in Book 332, page 92, Register's Office for said County.

Said parts of said Lots Nos. 263 and 264 adjoin and front together 60 feet on the north side of Central Avenue and run back between parallel lines 200 feet to an alley.

BEING the same property conveyed to James E. Whitfield and wife, Margaret A. Whitfield, by deed from Will C. Baird and wife, Christine E. Baird, of record in Book 7970, page 40, said Register's Office.

This is improved property known as 3518 Central Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property to the Second Parties, their heirs and assigns, forever.

The First Parties covenant with the Second Parties that the said First Parties are seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

The First Parties covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said land to the Second Parties, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Parties have executed this instrument on the day and year first above written.

James E. Whitfield {L.S.}
JAMES E. WHITFIELD

Margaret Whitfield {L.S.}
MARGARET WHITFIELD

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JAMES E. WHITFIELD and wife, MARGARET WHITFIELD, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, A.D. 1989.

My Commission expires:

11 January 1992

NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer or value of the property, whichever is greater, is $160,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me
this 30th day of November, 1989.

NOTARY PUBLIC

My Commission expires: 11 January 1992

3821 11/30 0101 03CHECK 535.00

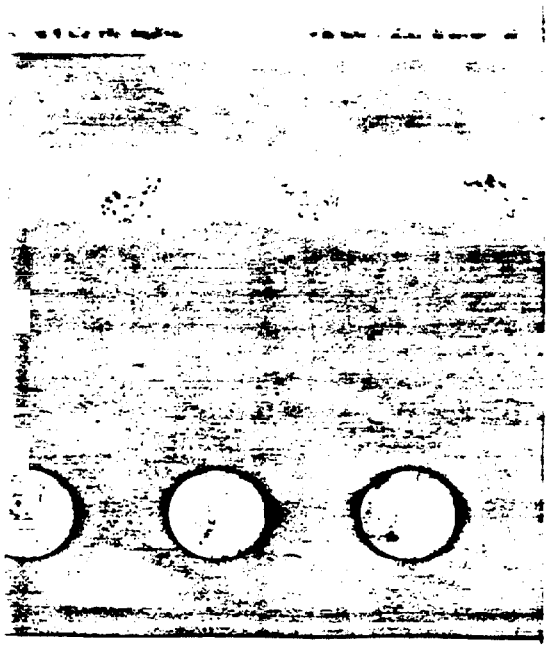
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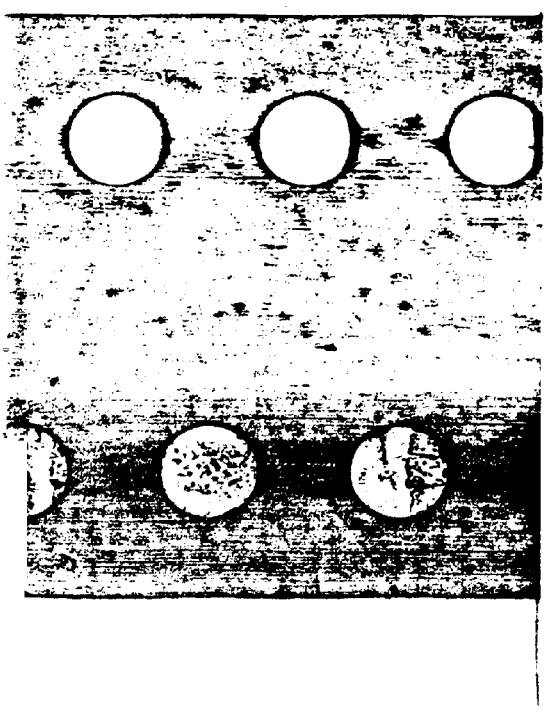
IDENTIF. REFERENCE

Nov 30 12 07 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

POSSIBILITY OF UNSATISFACTORY PHOTO
COPY DUE TO WRITING, TYPING OR PRINTING ON
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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 160000.00
CON TX 528.00
PRFEE 1.00
MDEED 6.00
TOTAL 535.00
CHECK 535.00

11/30/89 01 12:04 0001 8821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85745

IDENTIF. REFERENCE

NOV 30 12 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271598