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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Wendell V. Clipp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May 19 90

Linda S Harris
Notary Public

MY COMMISSION EXPIRES September 25, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wendell V. Clipp (NAME)	Same (NAME)	131-14
4728 Benton Smith Road (ADDRESS)	(ADDRESS)	79
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	16DA31039

FOR AND 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, WE, Mary Elizabeth Dent Pheil, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell V. Clipp and wife, Blanche E. Clipp

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 344 on the Plan of Seven Hills, Section VIII, of record in Plat Book 3300, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Elizabeth Dent Pheil, married by Will from Frankie Whiting Parker of record in Will Book 165, page 304, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Fred L. Parker and wife, Frankie M. Parker by deed from Haury & Smith Contractors, Inc. of record in Book 3679, page 616, said Register's Office. The said Fred L. Parker having since deceased in September, 1967.

Subject to restrictions of record in Book 3277, page 609, said Register's Office.

This conveyance is subject to any and all existing easments of record.

L.C. Pheil, Jr. herein joins to convey any and all rights and interest he may have; especially his marital rights.

Unimproved X Property Known as 4728 Benton Smith Road, Nashville, TN
Improved (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 14th day of May 19 90

Mary Elizabeth Dent Pheil
Mary Elizabeth Dent Pheil

L.C. Pheil, Jr.
L.C. Pheil, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Elizabeth Dent Pheil, and husband L.C. Pheil, Jr.

the bargainor S, with whom I am personally acquainted or proved 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 Brentwood, Tennessee, this 14th day of May, 19 90.

Commission expires September 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Mary Elizabeth Dent Pheil

TO

Wendell V. Clipp and wife, Blanche E. Clipp

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

FILED FOR RECORD
MAY 16 8 47 AM '90

2637



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	162000.00
CON TX	534.60
PRFEE	1.00
MTGFEE	6.00
TOTAL	541.60
CHECK	541.60

05 1/RV 01 08:48 0001 1779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26379

IDENTIFICATION REFERENCE

MAY 16 8 47 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 319229