THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

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45435.

IDENTIFICATION REFERENCE

JUL 31 9 00 AM '90

FELIX Z. WILSON

TAX EXEMPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of value whichever is greater, for this transfer is $136,900.00

R.M. Clemens
Affiant

Subscribed and sworn to before me this the 30th day of July, 1990.

Notary Public

My Commission Expires: 9-30-92

LARRY D. CRAIG NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers:
R.M. Clemens, et ux 305 Harpeth Valley Road Nashville, Tennessee 37221	Security Federal Savings & Loan Assoc. of Nashville 616 Marriott Drive Nashville, TN 37230 Loan No. 2529	Map 128-90-0 Parcel 026.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stacey O. Hughes and wife, Betty Joe Hughes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto R.M. Clemens and wife, Janeen West Igou Clemens, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of B.V.1776 Estates, of record in Book 5050, page 76, Register's Office for said County.

Said Lot No. 35 fronts 175 feet on the northerly side o Harpeth Valley Drive and extends back 165 feet on the westerly line and 260 feet on the easterly line to a dead line, which is a broken line, measuring 211.49 feet thereon.

Being the same property conveyed to Stacey O. Hughes and wife, Betty Joe Hughes, by deed from Billy H. Teal and James M. Gunter, a partnership, of record in Book 5339, Page 233, Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Harpeth Valley Road, Nashville, Tennessee.

4965 07/31 0101 03CHECK 458.77

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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, 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. 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 30th day of July, 1990.

STACEY O. HUGHES

BETTY JOE HUGHES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Stacey O. Hughes and wife, Betty Joe Hughes, the bargainors, 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 seal at Nashville, Tennessee, this 30th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 9-30-92

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF 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

CAMT 136900.00
CON TX 451.77
PRFEE 1.00
WDEED 6.00
TOTAL 458.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 458.77

07/31/90 01 09:02 0001 4965

45435.

IDENTIFICATION REFERENCE

Jul 31 9 00 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341734