FILE IN BOX #14

FORM NO. WD-1
#6989-4

BOOK 8285 PAGE 548

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,250.00

H. Hughes Clardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 4/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
H. HUGHES CLARDY etux (NAME)	DOMINION BANKSHARES MTG. CORP. (NAME)	MAP 004-00
8465 Coopertown Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 291869 (STREET ADDRESS)	PARCEL 145
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37229-1869 (CITY) (STATE) (ZIP)	FB#: 14D-52266

FOR AND IN 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, TIM P. HARGROVE AND NANCY LYNN GREGORY, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. HUGHES CLARDY AND WIFE, ROSE M. CLARDY, AS TENANTS BY THE ENTIRETY

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. 1B on the Plan of Hargrove Subdivision, as of record in Book 6050, Page 317, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1B fronts 176.50 feet on the southerly margin of Coopertown Road and extends back 633.03 feet on the westerly lot line and 603.40 on the easterly lot line to a line in the rear measuring 178.97 feet thereon.

BEING the same property conveyed to Tim P. Hargrove and wife, Nancy G. Hargrove, as tenants by the entirety, by Quitclaim Deed from T. G. Gregory and wife, Katharine Arene Gregory, of record in Book 8191, Page 582, Register's Office for Davidson County, Tennessee. The said Tim P. Hargrove and Nancy G. Hargrove having since been divorced. The said Nancy G. Hargrove now being Nancy Lynn Gregory.

DESCRIPTION derived from recorded plat as set out above, prepared by Bob Cummings, Land Surveyor, 635 East Main Street, Hendersonville, Tennessee 37075, Registration No. 1513.

THIS conveyance is subject to restrictive covenants of record in Book 7129, Page 400, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is (unimproved / X improved) property, known as 8465 Coopertown Road, Joelton, TN 37080
(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 their hands this 31st day of January, 19 91

Tim P. Hargrove
TIM P. HARGROVE

Nancy Lynn Gregory
NANCY LYNN GREGORY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIM P. HARGROVE AND NANCY LYNN GREGORY, BOTH UNMARRIED

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 official seal at Nashville, Tennessee, this 31st day of January, 19 91.

Commission Expires 11/10/91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

89977

WARRANTY DEED

FROM

TIM P. HARGROVE AND

NANCY G. HARGROVE NOW BEING KNOWN AS NANCY LYNN GREGORY, BOTH UNMARRIED

TO

H. HUGHES CLARDY AND WIFE,

ROSE M. CLARDY

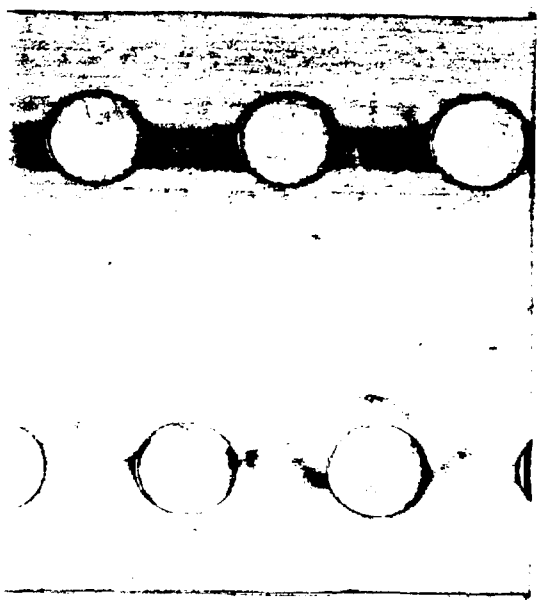
IDENTIF. REFERENCE

FEB 1 10 22 AM '91

FELIX DAVIDSON COUNTY TN.

3468 02/01 0101 03CHECK 403.66

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

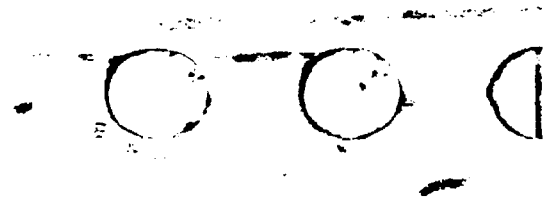
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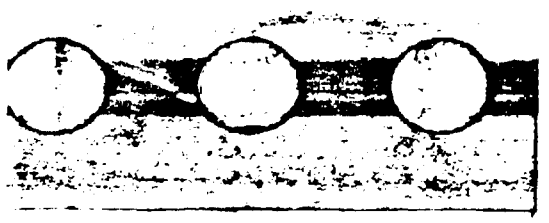
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 120250.00
CON TX 396.66
PRFEE 1.00
MDEED 6.00
TOTAL 403.66
CHECK 403.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/01791 01 10-20 0001 3468





89977

IDENTIF. REFERENCE

FEB 1 10 22 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393821