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File in Box # 14

FORM NO. WD-1

7176-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF May, 1991

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
EVANS M. CLEMENTS (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 116-16
4008 Dorcas Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 029
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 07DA-33190

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, R. SCOTT NEELY AND JOHN R. ONEAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVANS M. CLEMENTS AND WIFE, PAMELA J. CLEMENTS

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. 34 on the Plan of Evergreen Heights, Part Two, of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 125.24 feet on the easterly margin of Dorcas Drive and extends back 147.1 feet on the northerly line and 200 feet on the southerly line to a line in the rear, measuring 117.2 feet thereon.

BEING the same property conveyed to John R. Oneal and R. Scott Neely, by Deed from Larry D. Raye and wife, Sally A. Raye, of record in Book 5827, Page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of R. Scott Neely and wife, Karen Woncik pursuant to a Power of Attorney executed by same on the 1st day of May, 1991, and being filed for record simultaneously herewith.

3805 05/21 0101 03CHECK 373.30

This is unimproved ( ) improved (X) property, known as 4008 Dorcas Drive, Nashville, TN 37215
(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 seised 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 hand s this 17th day of May, 19 91

R. SCOTT NEELY
By: R. Scott Neely John R Oneal Attorney-in-fact
John R. Oneal, Attorney-in-fact

JOHN R. ONEAL
John R Oneal

KAREN WONCIK
By: Karen Woncik John R Oneal, Attorney-in-fact
John R. Oneal, Attorney-in-fact

FRANCES H. ONEAL
Frances H Oneal

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN R. ONEAL AND WIFE, FRANCES H. ONEAL

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 17th day of May, 1991.

Commission Expires 7/24/93

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

WARRANTY DEED

FROM

R. SCOTT NEELY AND JOHN R. ONEAL

TO

EVANS M. CLEMENTS AND WIFE, PAMELA J. CLEMENTS

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE Davidson County ss:

On this 17th day of May, 1991, before me personally appeared JOHN R. ONEAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of R. SCOTT NEELY AND WIFE, KAREN WONCIK, and acknowledged that he executed the same as the free act and deed of the said R. SCOTT NEELY AND WIFE, KAREN WONCIK.

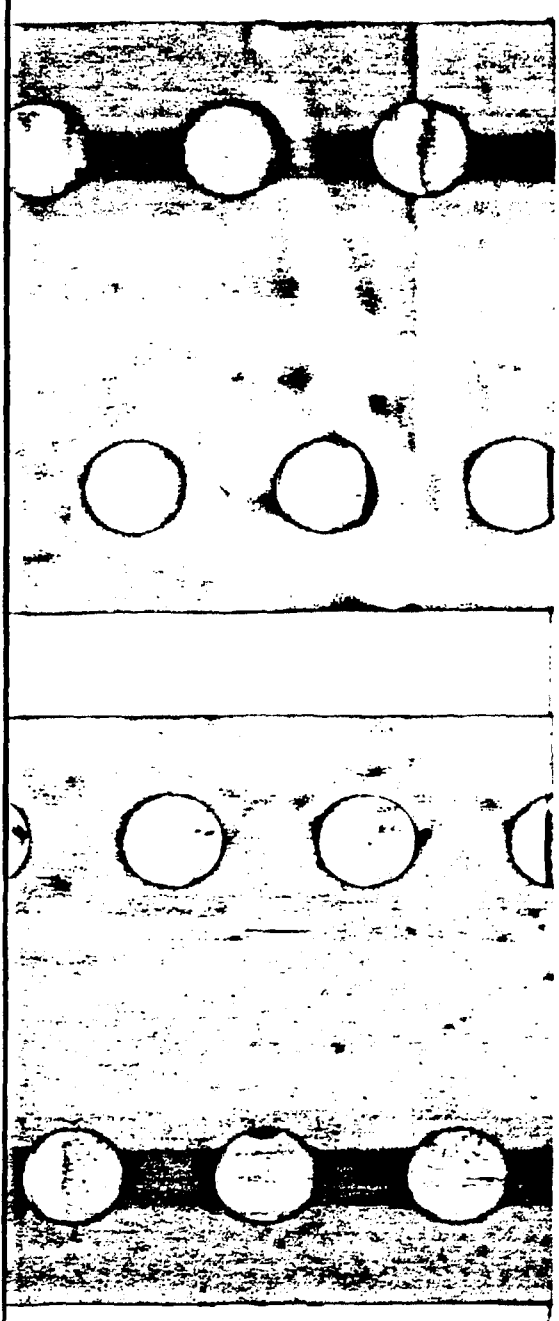
My commission expires: 7/24/93

Notary Public

MAY 21 10 32 AM '91

IDENTIFY REFERENCE

15751



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 111000.00

CON TX	366.30
PRFEE	1.00
WDEED	6.00
TOTAL	373.30
CHECK	373.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10-33 0001 3805

157.5 I.

IDENTIFICATION REFERENCE

MAY 21 10 32 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 423392