Box 1

BOOK 8568 PAGE 245 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ XXXXXXXXX } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,250.00

Donald J. Clemens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Donald J. Clemens (NAME)	NationsBanc Mortgage Corporation of Virginia (NAME)	163-11-0B
322 Ash Forge Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	91.00 co
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	02DU 70673

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, Ralph Steven Johnson and Miranda J. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Clemens, unmarried

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. 91 on the Plan of Bell Forge Village, Section Four, of record in Plat Book 6250, Page 201, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ralph Steven Johnson by deed of record in Book 6967, Page 773, Register's Office for Davidson County, Tennessee.

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

Miranda J. Johnson joins in this conveyance for the sole purpose of conveying any marital rights she may have.

9014

IDENTIFICATION REFERENCE

MAR 6 9 52 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved (XX) property, known as 322 Ash Forge Drive, Antioch, TN 37013
(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 our hand s this 29th day of February, 19 92

Ralph Steven Johnson

Miranda J. Johnson

STATE OF TENNESSEE
~~Davidson County~~
At Large

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Steven Johnson and Miranda J. Johnson

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 Antioch, Tennessee, this 29th day of February, 19 92

Notary Public

Commission Expires October 9, 1995

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___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

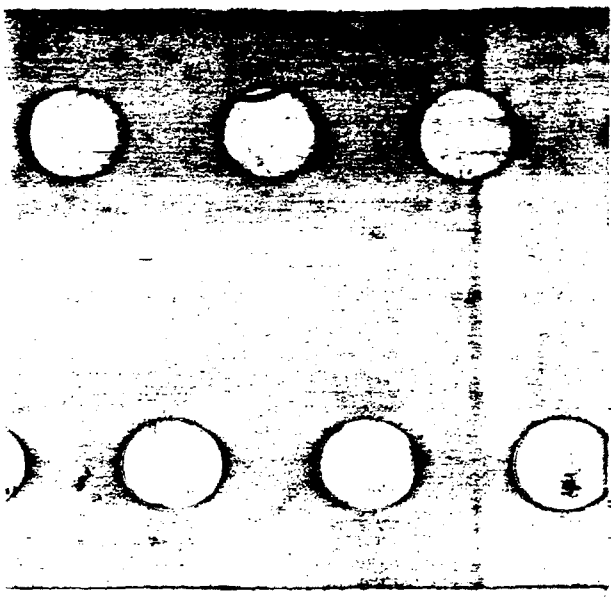
FROM
Ralph Steven Johnson and Miranda J. Johnson

TO
Donald J. Clemens, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

[redacted]

03/06 0101 00CHECK 218.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

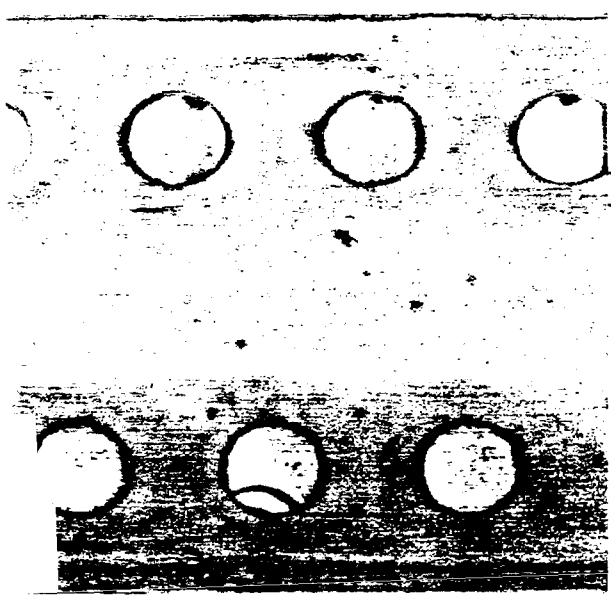
RECEIVED OF _____

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



CAMT	57250.00
CON TX	211.64
PRFEE	1.00
WDEED	6.00
TOTAL	218.64
CHECK	218.64

03/06/92 01 09:52 0001 3867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 1 0 4

IDENTIFI REFERENCE

MAR 6 9 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 508340