98574

IDENTIFICATION REFERENCE

APR 3 10 43 AM '92

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,481.13

Stuart G. Clemence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF April 92

Notary Public

MY COMMISSION EXPIRES: 22 FEB 93
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Atty., 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart G. Clemence (NAME)	Nationsbanc Mortgage Corporation (NAME)	MAP 43-16
204 Warrior Road (ADDRESS)	P.O. Box 26388 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	PARCEL 162

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, Lois A. Tucker Collier and husband, James C. Collier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart G. Clemence and wife, Gina B. Clemence

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. 25 on the Plan of Revised, Arrowhead, Section 1 of record in Book 4955, Page 27, Register's Office for said County, to which reference is made for a more complete description.

For source of title reference is made to Book 7413, Page 85, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants filed of record in Book 5154, Page 59, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7413, Page 88, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

unimproved ( )
This is improved (X) property, known as 204 Warrior Road, Madison, Tennessee 37115
(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 1st day of April 19 92

Lois A. Tucker Collier

James C. Collier

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 Lois A. Tucker Collier and husband, James C. Collier

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 Nashville, Tennessee, this 1st day of April, 19 93.

Commission expires 27 Feb 93

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Lois A. Tucker Collier and husband, James C. Collier

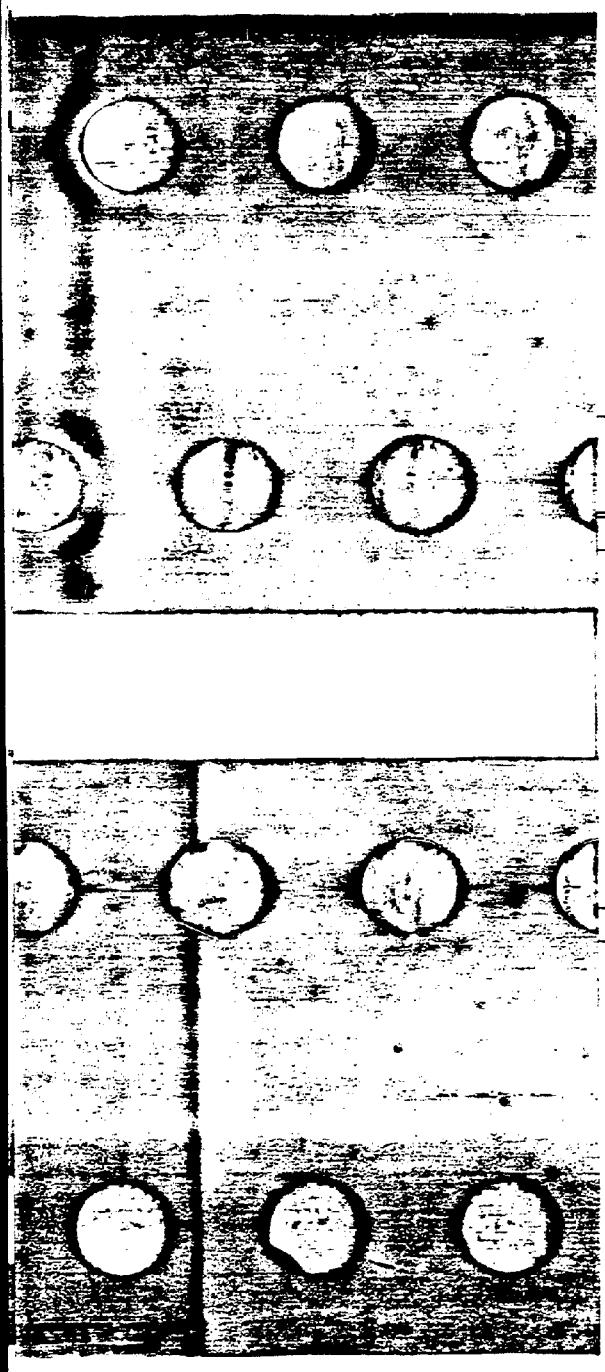
TO

Stuart G. Clemence and wife, Gina B. Clemence

RETURN TO:

Leon Sharber, Atty.
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217

241.00 CHECK 04/03 0101 6978



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8592 PAGE 878

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	63481.13
CON TX	234.88
PRFEE	1.00
WDEED	6.00
TOTAL	241.88
CHECK	241.88

04/03/92 01 10:43 0001 6978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.5.7.4.

IDENTIFT REFERENCE

APR 3 10 49 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 517876