File 10701 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8602 PAGE 970

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES L. CLONCE, JR. | LEADER FEDERAL BANK FOR SAVINGS | Map 115-2 |
| (NAME) | (NAME) | |
| 732 Clematis Drive | P.O. Box 2926 | Parcel 56.02 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | Memphis, Tennessee 38101 | F.B. 8DZ54200 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, JEFFREY A. BLANTON AND WIFE, GINA G. BLANTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. CLONCE, JR. AND WIFE, MARY L. CLONCE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 22 on the Plan of Crest Meade Section I, as of record in Plat Book 2331, page 153, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey A. Blanton and wife, Gina G. Blanton by deed from Robert M. Eatherly and wife, Vickie B. Eatherly of record in Book 7877, page 485, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2331, page 153, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 732 Clematis Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 13th day of April, 1992

Jeffrey A. Blanton
JEFFREY A. BLANTON

Gina G. Blanton
GINA G. BLANTON

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A. BLANTON AND WIFE, GINA G. BLANTON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 13th day of April, 19 92

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

021.8 I.D.

IDENTIFICATION REFERENCE

APR 16 9 09 AM '92

ELVIA J. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 92

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JEFFREY A. BLANTON AND WIFE, ~~GINA G. BLANTON~~

TO JAMES L. CLONCE, JR. AND WIFE, ~~MARY L. CLONCE~~

1098 04/16 0101 03CHECK 491.70

PLEASE RETURN TO:

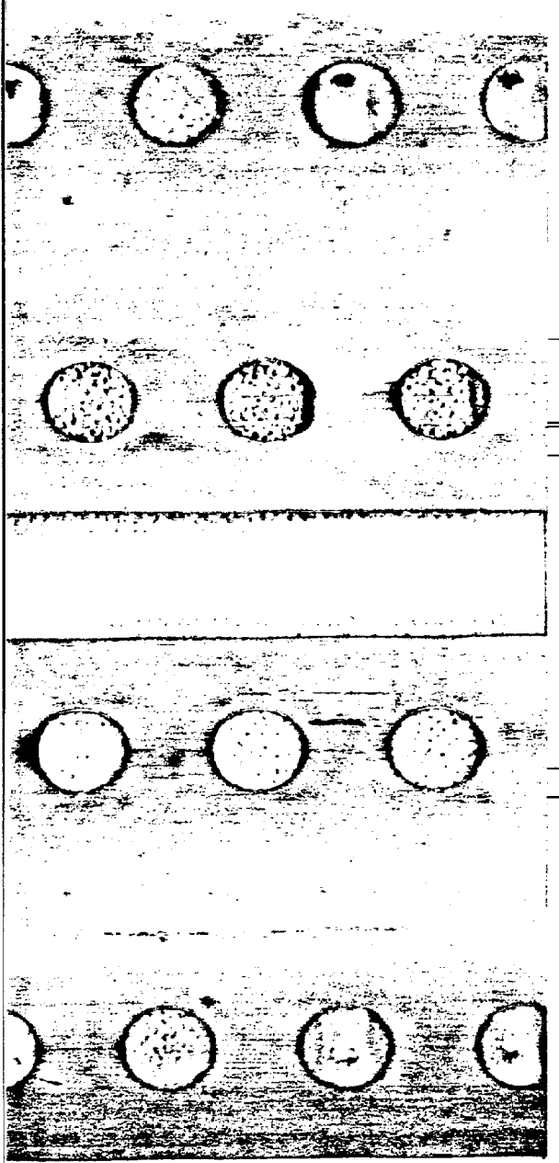
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**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 131000.00 |
| | | | | CON TX 484.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 491.70 |
| | | | | CHECK 491.70 |
| 04/16/92 | 01 | | | 09:08 0001 1098 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.2 1.8 1.

IDENTIFT REFERENCE

APR 16 9 09 AM 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 521951