This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8632 PAGE 302

ADDRESS NEW OWNER:
Thomas L. Cliburn Jr. and Kathy J. Cliburn
1019 Woods Lake Drive
Madison, Tennessee 37115

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 33-15
PARCEL 80
11D-32565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Danny Ralston Erwin and wife, Dana Erwin hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas L. Cliburn Jr. and wife, Kathy J. Cliburn, 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:

BEING Lot No. 137 on the Plan of Primrose Acres, Section 2, of record in Book 2900, Page, 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Danny Ralston Erwin and wife, Dana Erwin, by deed from Dana Kay Bertram and Danny Ralston Erwin of record in Book 7687, Page 967, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2900, Pages 43 and 44, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

Donald G. Aguiar and wife, Natalie V. Aguiar, Grantees in the Deed of record in Book 5848, Page 324, said Register's Office, and Donald G. Aquiar and wife, Natalie V. Aquiar, Grantors in the Deed of record in Book 6223, Page 381, said Register's Office, are one and the same persons.

This is improved property known as 1019 Woods Lake Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas L. Cliburn Jr. and wife, Kathy J. Cliburn, their heirs and assigns, forever; and we, Danny Ralston Erwin and wife, Dana Erwin 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

12596

IDENTIF. TREFERENCE

MAY 22 1 49 PM '92

FELIX ... REGISTER
DAVIDSON COUNTY TN.

8368 05/22 0101 03CHECK 229.00

Witness our hands this the 22nd day of May, 1992.

Danny Ralston Erwin

Danny Ralston Erwin

Dana Erwin

Dana Erwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Danny Ralston Erwin and wife, Dana Erwin 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

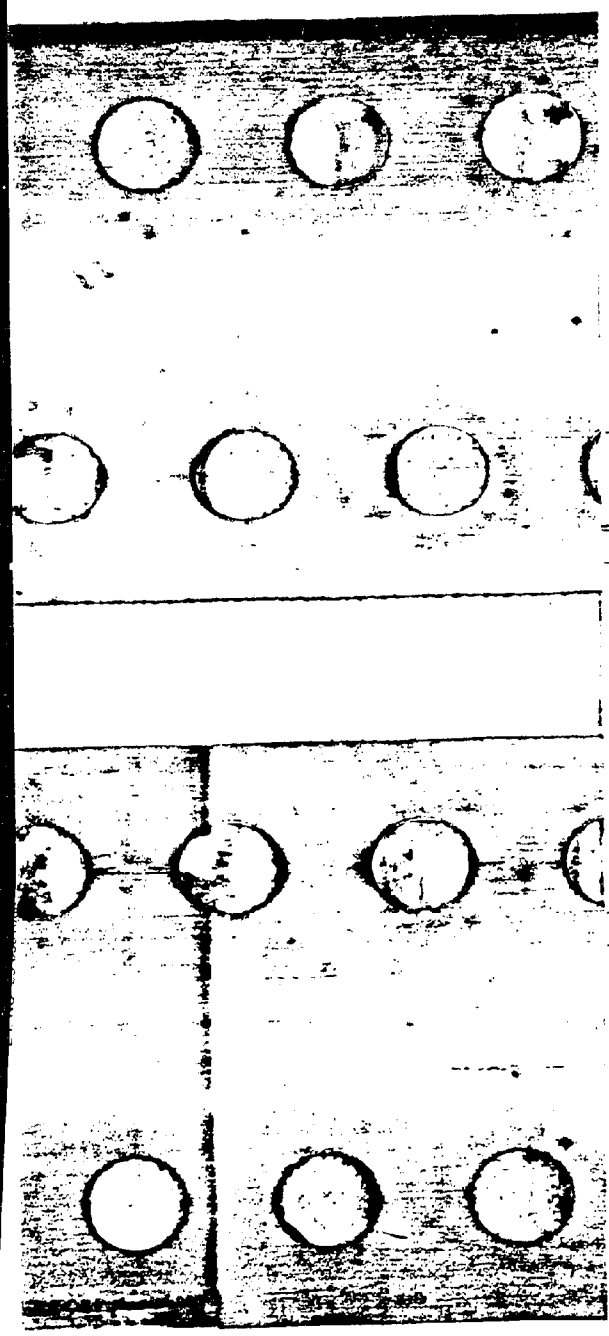
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of May, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93



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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	6.00
TOTAL	229.00
CHECK	229.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9368

12596

IDENTIF. REFERENCE

MAY 22 1 49 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 533533