PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 32012)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 83500.00

Mary Teresa Clepper
Affiant

Sworn and subscribed before me this 26th day of June, 1992.

Notary Public

My Comm. Expires Sept 16, 1995

ADDRESS NEW OWNER:
Mary Teresa Clepper
3308 Belmont Boulevard
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
SouthTrust Mortgage Corporation
100 Brookwood Place, Ste 300
Birmingham, Alabama 35253-2060

MAP-PARCEL NUMBERS
117-08-292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gordon D. Denney and spouse, Celia J. Denney,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Teresa Clepper, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4-A on the plan of Zone Lot Division Lots 1, 4 and 6 of Hawthorne Heights, of record in Book 5200, page 552 and amended in Book 5200, page 750, Register's Office for said County.

SAID Lot No. 4-A fronts 31.76 feet on the southeasterly margin of Belmont Blvd. and extends back 224.73 feet on the broken northeasterly line and 231.69 feet on the southwesterly line to a dead line in the rear, measuring 30.76 feet thereon.

Together with an ingress/egress easement for access to and from Belmont Blvd. over and across neighboring Lot 4B as shown on said plan.

BEING the same property conveyed to Gordon D. Denney, unmarried, by deed from Don Penfield and wife, Brinton F. Penfield of record in Book 7489, page 855, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

24265 IDENTIF. REFERENCE JUL 1 11 48 AM '92 DAVIDSON COUNTY TN.

1670 07/01 0101 03CHECK 317.95

This is improved property, known as: 3308 Belmont Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 1992.

Gordon D. Denney
Gordon D. Denney

Celia J. Denney
Celia J. Denney

State of Tennessee
County of Davidson

On this 26th day of June, 1992, before me the undersigned authority, personally appeared Gordon D. Denney and Celia J. Denney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8665 PAGE 971

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 8.00
TOTAL 317.95
CHECK 317.95

07/01/92 01 11:49 0001 1670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24265

IDENTIF. REFERENCE

JUL 1 11 48 AM '92

REGISTER
DAVIDSON COUNTY TN.

No. 546477