THIS INSTRUMENT PREPARED BY: BOOK 8695 PAGE 916
STEWART BLACK, ATTORNEYS
Mail 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

J. RAY McCLARD ET UX
2004 UPLAND
NASHVILLE, TN 37216

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 73-9, PARCEL 170

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,900.00.

J. Ray McClard
AFFIANT
Subscribed and sworn to me, this the ~~31ST~~ 30th day of JULY, 1992.

Denise C. Collins
Notary Public
My commission expires: 5-11-96

34650

IDENTIF. TREFERENCE

AUG 6 10 16 AM '92

DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, ANTHONY D. REDMON, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said J. RAY McCLARD ET UX, ETHEL M. McCLARD, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2004 UPLAND DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this ~~31ST~~ 30th day of JULY, 1992.

ANTHONY D. REDMON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY D. REDMON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the ~~31ST~~ 30th day of July, 1992.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Henderson Gardens, Section I, of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 63 fronts 75 feet on the southerly margin of Upland Drive and runs back between lines measuring 182.2 feet on the westerly side and 198.0 feet on the easterly side to a dead line in the rear on which it measures 95.0 feet.

Being the same property conveyed to Anthony D. Redmon by Warranty Deed from Thomas W. Oliphant, a married man, of record in Book 8333, page 428, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Book 2900, page 75, said Register's Office, which sets forth a 70-foot minimum building setback line from Upland Drive; a 20-foot utility easement along the rear of the lot; and a 25 X 30-foot utility anchor easement located on the northeast corner of the lot.

8229 08/06 0101 03CHECK 227.23

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8695 PAGE 919

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 57900.00
CON TX 214.23
PRFEE 1.00
WDEED 12.00

TOTAL 227.23
CHECK 227.23

08/06/92 01 10:17 0001 8229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34650

IDENTIF. REFERENCE

AUG 6 10 16 AM '92

DAVIDSON COUNTY TN.

No. 558042