BOOK 8784 PAGE 928

Box 20

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
James Keith Kephart and wife, Linda Kephart 2509 Winford Avenue Nashville, TN 37211	James Keith Kephart 8108 Devens Drive Brentwood, TN. 37027	MAP 174-12 PARCEL 5D23151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Donald R. Clemons and wife, Victoria S. Clemons**, have bargained and sold, and by these present do transfer and convey unto the said **James Keith Kephart and wife, Linda Kephart** the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 91 on the Plan of Grandview Heights as of record in Book 161, page 14, Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 91 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald R. Clemons and wife, Victoria S. Clemons by deed from Jim Stevens, a single person of record in Book 8675, Page 503, Register's Office for Davidson County, Tennessee

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **2509 Winford Avenue,Nashville, TN 37211**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 10th day of November, 1992.

Donald R Clemons
Donald R. Clemons

Victoria S. Clemons
Victoria S. Clemons

6 3 9 2 8

IDENTIFICATION REFERENCE

Nov 13 9 04 AM '92

JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 **Donald R. Clemons and Victoria S. Clemons** , 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 on this 10th day of November, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-96

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $27,000.00

AFFIANT

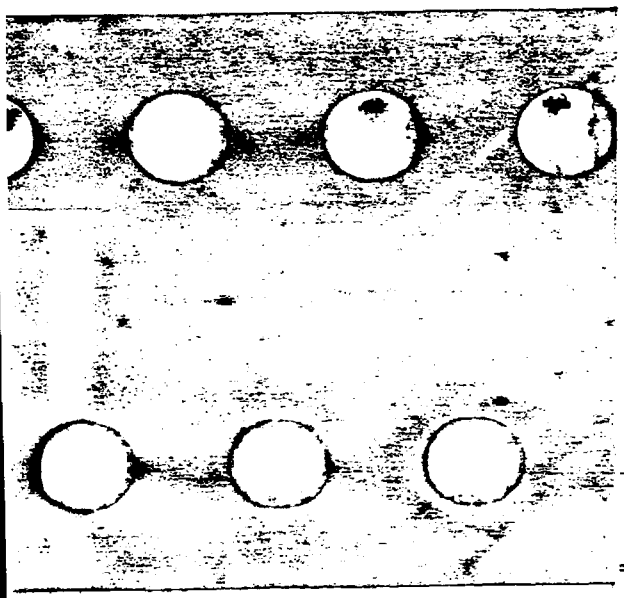
Sworn to and subscribed before me this 10th day of November, 1992.

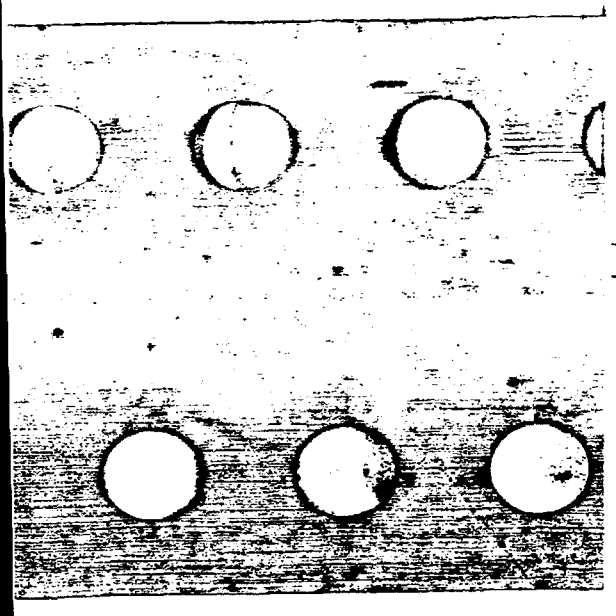
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-96

This instrument prepared by:
Rick M. Johnson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858

6356 11/13 0101 03CHECK 108.90





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8784 PAGE 930

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 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 108.90
				CHECK 108.90
11/13/92	01		09:02	0001 6356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3 9.2 8.

IDENTIFICATION REFERENCE

NOV 13 9 04 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 590168