WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Tim Clodfelter and wife, Sherry N. Clodfelter 254 LAKEVIEW CIRCLE Mt. Juliet, TN. 37122	Same	Map 95-2 Parcel 84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,500.00.

Michael Bennett
Affiant

Subscribed and sworn to before me this 1st day of ~~May~~ June, 1993.

Notary Public

My Commission Expires:
March 26th 94

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Effie M. Jones, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Tim Clodfelter and wife, Sherry N. Clodfelter, hereinafter referred to as Grantees, their heirs, successors 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. 81 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 84 feet on the westerly side of Amherst Drive and runs back 155.4 feet on the northerly line and 143 feet on the southerly line to a dead line measureing 77.3 feet thereon.

Being the same property conveyed to James L. Jones and wife, Effie M. Jones, by deed from David Alen Sutton and wife, Margaret Lynette Sutton, of record in Book 4674, page 868, Register's Office for Davidson County, Tennessee. The said James L. Jones having since died.

Subject to restrictions contained in Book 2271, page 541, Register's Office for Davidson County, Tennessee.

Subject to the Plan of record in Book 2133, page 87, said Register's Office, showing an Owner's Certificate, a 60' minimum building setback line from Amherst Drive and a 10' easement for public utility and drainage purposes along the rear line of said lot.

Also, subject to a 2 1/2 x 20' utility anchor easement located on the southeast corner of said lot.

This is improved property known as 234 Amherst Drive, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for taxes for the year 1993 which the Grantees herein assume and agree to pay.

AND the said Grantor further covenants and binds herself, and her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of June, 1993.

Effie M. Jones
EFFIE M. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of ~~May~~ June, 1993, before me personally appeared Effie M. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 1st day of ~~May~~ June, 1993.

Notary Public

My Commission Expires: March 26th 94

25858

IDENTIFICATION REFERENCE

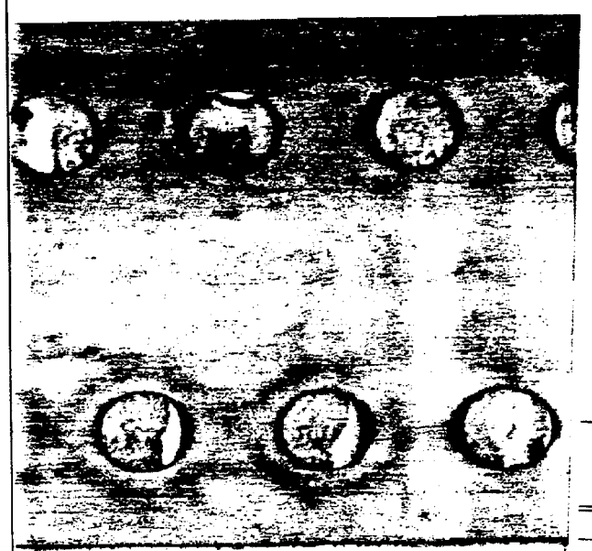
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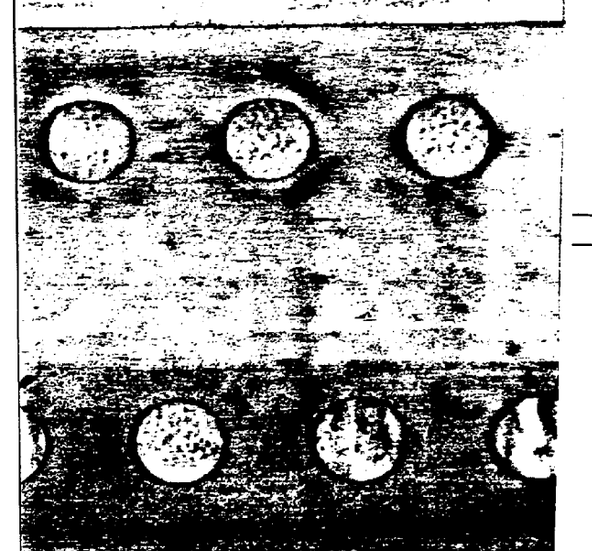
KAY C. WILSON REGISTER
DAVIDSON COUNTY, TN

PICK-UP

2519 06/02 0101 03CHECK 225.45

A:\R#15\CLODFELT.137\14-735





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

RECEIVED OF _____

FOR _____

BOOK 8968 PAGE 214

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 58500.00
				CON TX 216.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 225.45
				CHECK 225.45
06/02/93	01			14:12 0001 2519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2585.8

IDENTIFICATION REFERENCE

JUN 2 2 12 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657878