3. [illegible] 200
NASHVILLE, TN 37215

STATE OF TENNESSEE BOOK 9369 PAGE 223
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Michael J. Clepper
Affiant

Subscribed and sworn before me, this 3rd day June, 1994.

Notary Public

My Commission Expires: [illegible]

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Michael J. Clepper and wife,	Chemical Bank N.A.	
Anne M. Clepper	c/o Chemical Mortgage Corp.	116-94-084
701 Clearview Drive	1000 Northchase Drive 7DA 06000	
Nashville, TN 37205	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. JEWELL, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL J. CLEPPER AND WIFE, ANNE M. CLEPPER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 95 feet on the northwesterly side of Clearview Drive, and runs back 229.6 feet on the northeasterly line and 247.9 feet on the southwesterly line, to a dead line, and shows 64.5 feet on said dead line.

Being the same property conveyed to John W. Jewell and wife, Mary A. Jewell by deed from Charles Finkel, unmarried, of record in Book 4166, page 984, Register's Office for Davidson County, Tennessee; the said Mary A. Jewell having since died.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 753, page 212, Register's Office for said County, which expired January 1, 1960, and among other things set forth a 5 foot easement for public utility purposes

along the rear line, and restrictive covenants retained in deed of record in Book 785, page 457 and Book 1044, page 520, Register's Office for said County, both setting a setback line of 40 feet from Clearview Drive.

3. Matters shown on the Plan of record in Book 843, page 9, Register's Office for said County.

This is improved property known as 701 Clearview Drive, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 myself, my 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 3rd day of June, 1994.

John W. Jewell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. JEWELL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 1994.

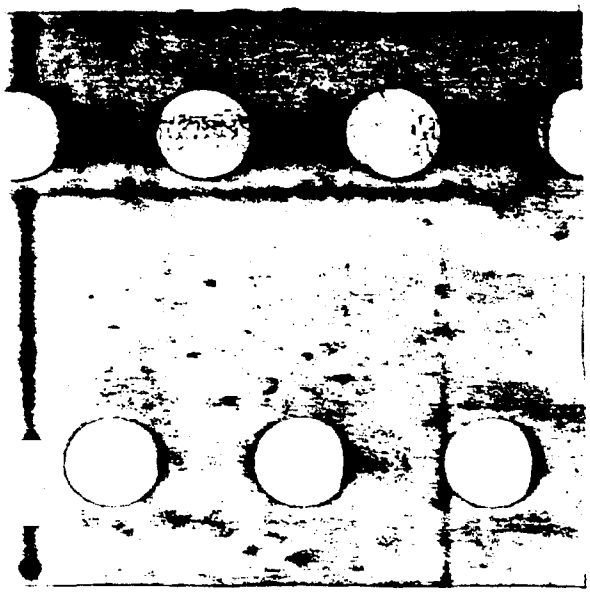
Notary Public

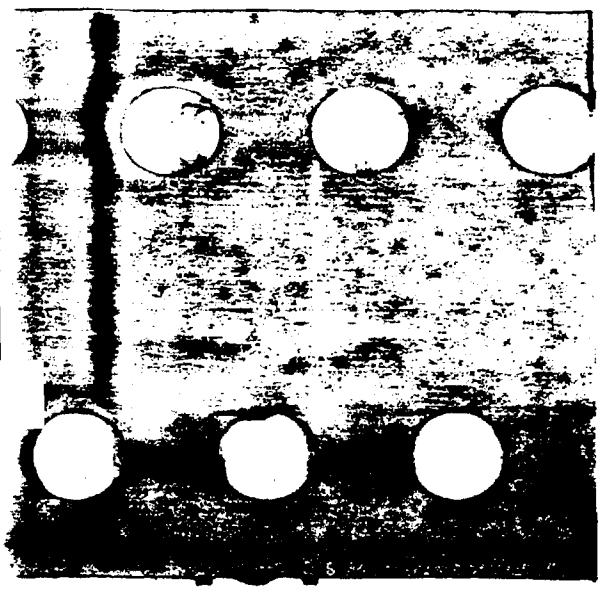
My Commission Expires: 5/11/95

57801
IDENTIFICATION REFERENCE

94 JUN -6 AM 10:44
REGISTER
DAVIDSON COUNTY, TN.

2534 06/06 0101 03CHECK 967.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9369 PAGE 225

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	
				259000.00
			CON TX	958.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	967.30
			CHECK	967.30
06/06/94	01	10:45	0001	2534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57801
IDENTIF. ↑ REFERENCE

94 JUN -6 AM 10: 41

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 799310