File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9399 PAGE 102

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12618

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS M. CLINARD (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 131-6-G
107 Ashlawn Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 107
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB 7DA-92712

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CYNTHIA MICROS BERRY AND HUSBAND, DAVID BRADLEY BERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS M. CLINARD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 Unit No. 107, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, A Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1,2 & 11 of Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia Micros Berry and husband David Bradley Berry by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 7325, page 230, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6326, page 588; (3) Easements of record in Book 3702, page 250, and Book 4298, page 491; (4) Covenants, Conditions and Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, Book 7076, page 691, Book 6691, page 593, Book 6778, page 532, and Book 7046, page 520; (5) Charters of record in Book 7154, page 239, Book 6517, page 511, amended in Book 6921, page 214, Book 6517, page 505, amended in Book 6921, page 216, Book 6665, page 1, amended in Book 6921, page 210; (6) Covenants, Conditions, Restrictions and Agreements of record in Book 7076, page 696, amended in Book 7308, page 859; (7) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416; and (8) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 107 Ashlawn Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 94

Cynthia Micros Berry by Hank Gildemeister Attorney in Fact

David Bradley Berry by Hank Gildemeister Attorney in Fact

CYNTHIA MICROS BERRY
BY: HANK GILDEMEISTER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

DAVID BRADLEY BERRY
BY: HANK GILDEMEISTER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANK GILDEMEISTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CYNTHIA MICROS BERRY AND HUSBAND, DAVID BRADLEY BERRY and is authorized by the said CYNTHIA MICROS BERRY AND HUSBAND, DAVID BRADLEY BERRY to execute this instrument on their behalf.

Witness my hand, at Office, this 30th day of June, 1994.

My Commission Expires: 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 94.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

68208

IDENTIFICATION REFERENCE

94 JUL -6 AM 9:56

FILED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

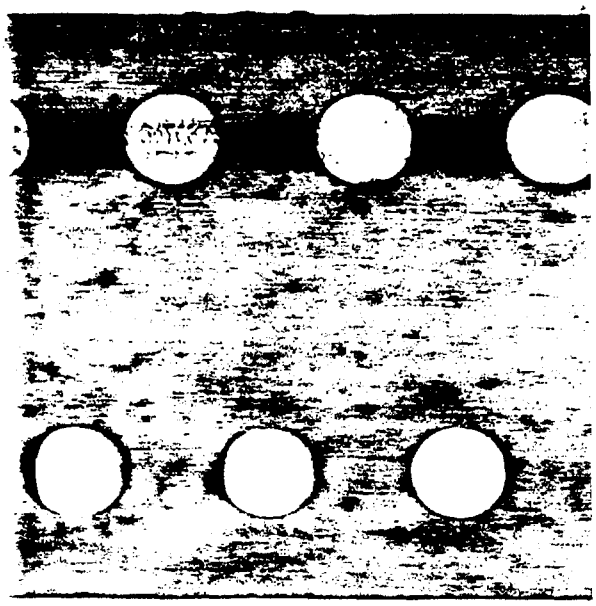
WARRANTY DEED

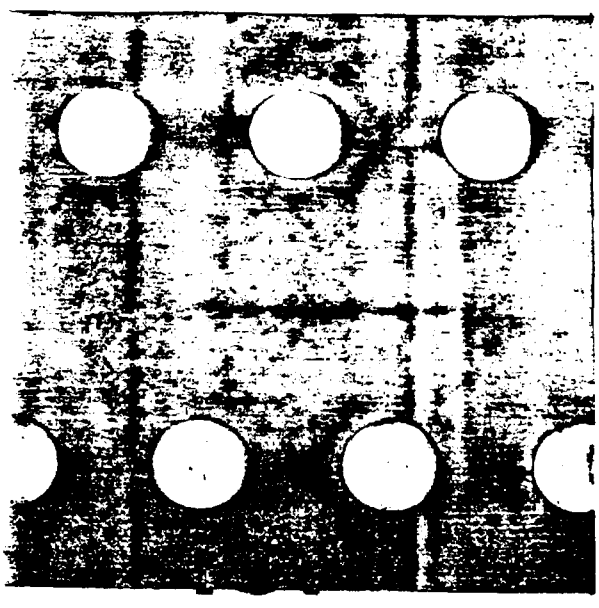
FROM CYNTHIA MICROS BERRY AND HUSBAND, DAVID BRADLEY BERRY

TO THOMAS M. CLINARD AND CHARLES P. CLINARD

3822 07/06 0101 CHECK 427.10

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9399 PAGE 104

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
			CAM1	
				113000.00
			CON TX	418.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	427.10
			CHECK	427.10
07/06/94	01	09:57	0001	3822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68208
IDENTIF. & REFERENCE

94 JUL -6 AM 9:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.810467