[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.]
[Troy Carter]	Paul W. Cleckner and wife, Beverly J. Cleckner	MAP and PARCEL]
[1921 Louanne Drive]	Attn: Tax Dept. 4731 Trousdale Drive, #8	107-5-255]
[Nashville, TN 37217]	Nashville, TN 37220	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9404 PAGE 866

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Paul W. Cleckner and Beverly J. Cleckner, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Troy Carter, unmarried, and Howard W. Carter and Peggy Carter, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Bel-Air Subdivision, Section II, as of record in Book 2900, Page 29, Register's Office for said county.

Said Lot No. 233 begins at an iron pin on the westerly margin of Dabbs Avenue on the common boundary of Lots 234 and 233; thence westerly 123.0 feet along said boundary to an iron pin on the common boundaries of Lots 232, 234, 233; thence northerly 81.5 feet to a concrete monument on the southerly margin of Louanne Drive; thence easterly along said Drive, 98.6 feet to a concrete monument; thence southerly around a curve 30.7 feet to a concrete monument on the westerly margin of Dabbs Avenue; thence southerly along said Avenue 61.5 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Paul W. Cleckner and wife, Beverly J. Cleckner by deed from Isabelle L. Kluss and husband, Karl K. Kluss, of record in Book 5391, Page 29, Register's Office, Davidson County, Tennessee.

This is property with a common address of 1921 Louanne Drive, Nashville, TN 37217.

Property being conveyed "As Is".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Pages 29-32, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2959, Page 215, as amended in Book 2964, page 1, as further amended in Book 3096, Page 485, as further amended in Book 3674, Page 414, said Register's office.

5935 07/12 0101 03CHECK 101.50

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $25,000.00]
[X Howard W. Carter]
[Affiant]
[Subscribed and sworn before me this 6th day of July, 1994.]
[Cindy S. Smith]
[My Commission Expires: 7/23/94 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **July, 1994**.

Paul W. Cleckner

Beverly J. Cleckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Paul W. Cleckner and Beverly J. Cleckner, husband and wife** , with whom I am personally acquainted, or who 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, this **6th** day of **July, 1994**.

Notary Public
My Commission Expires: 7/23/97

File No. 9407-240

70129
IDENTIF. & REFERENCE

94 JUL 12 AM 10:16
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9404 PAGE 868

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

07/12/94 01 10:16 0001 5935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70129
IDENTIF. & REFERENCE

94 JUL 12 AM10:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812551