Box 40-A

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9408 PAGE 519

ADDRESS NEW OWNER:
DAVID LUTHER CLEVELAND and
wife, TAMMY JO CLEVELAND
2816 Chapelwood Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 86-14B
PARCEL 12

MORTGAGEE:
THIRD NATIONAL BANK IN NASHVILLE
P.O. Box 305110
Nashville, Tennessee 37230-5110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, KEVIN P. CLAYBOURNE and wife, MICHELLE M. CLAYBOURNE, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto DAVID LUTHER CLEVELAND and wife, TAMMY JO CLEVELAND, hereinafter called the GRANTEES, their 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, TN, being Lot No. 12 on the Revised Final Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465 and 466, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin P. Claybourne and wife, Michelle M. Claybourne by deed from Jeffrey A. Bell and wife, Kimberly M. Bell of record in Book 8798, Page 397, said Register's Office.

This is improved property known as 2816 Chapelwood Drive, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1994 County Property Taxes, which have been prorated and assumed by the Grantees; and

2. Setback lines, owners certificate, easements and other encumbrances contained in the Revised Final Plan of Fleetwood Subdivision, Phase One of record in Plat Book 6900, Pages 465 and 466, Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Fleetwood of record in Book 7170, Page 987, amended in Book 7628, Page 6, Register's Office for Davidson County, Tennessee.

4. By-Laws of Fleetwood Homeowner's Association of record in Book 7171, Page 4, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 7107, Page 408, Register's Office for Davidson County, Tennessee.

6. Charter of Fleetwood Homeowner's Association of record in Book 7114, Page 37, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said DAVID LUTHER CLEVELAND and wife, TAMMY JO CLEVELAND, their heirs and assigns, forever; and we, KEVIN P. CLAYBOURNE and wife, MICHELLE M. CLAYBOURNE, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and our 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of July, 1994.

Kevin P. Clayborn by Michelle Patricia Madderra Clayborn Attorney in fact
KEVIN P. CLAYBOURNE by MICHELLE PATRICIA MADDERRA CLAYBOURNE, Attorney-in-Fact

Michelle M. Clayborn
MICHELLE M. CLAYBOURNE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, MICHELLE M. CLAYBOURNE, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 15th day of July, 1994.

Catherine C. Heefey
NOTARY PUBLIC

CATHERINE C. HEEFEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE PATRICIA MADDERRA CLAYBOURNE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of KEVIN P. CLAYBOURNE and is authorized by the said KEVIN P. CLAYBOURNE to execute this instrument on his behalf.

WITNESS my hand and official seal on this the 15th day of July, 1994.

Catherine C. Heefey
NOTARY PUBLIC

CATHERINE C. HEEFEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $101,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: ~~January 25, 1997~~ 3-25-95

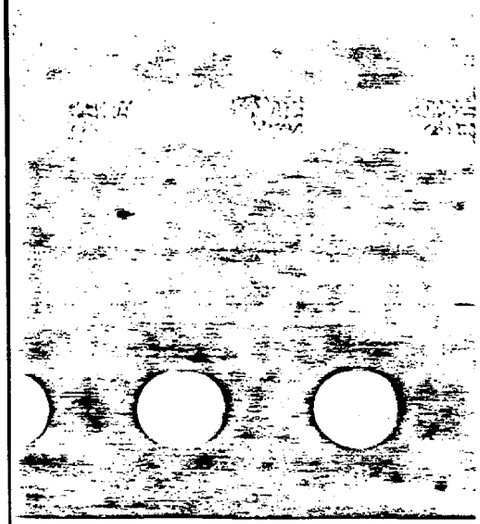
71509

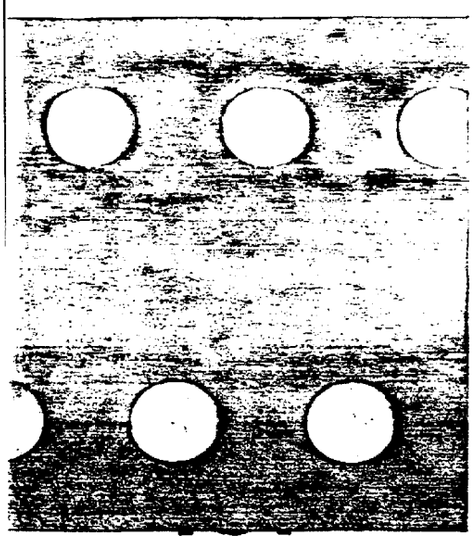
IDENTIF. & REFERENCE

94 JUL 15 PM 1:59

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

7423 07/15 0101 03CHECK 388.55





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

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 522

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 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 12.00
TOTAL 388.55
CHECK 388.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/15/94 01 1999 0001 7423

71509
IDENTIF. & REFERENCE

94 JUL 15 PM 1:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 814022