FILE NO. 32708
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 19 94

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

BOOK 9419 PAGE 788

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY JOE CLEMONS et ux	S A M E	133-12-85
(NAME)	(NAME)	
454 Benita Drive		5DU-9751
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, DONALD R. CLEMONS and wife, VICTORIA E. CLEMONS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY JOE CLEMONS and wife, CYNTHIA LYNN CLEMONS,

1702 07/28 0101 03CHECK 268.00

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 39 on the Plan of WINDSOR PARK, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Donald R. Clemons and wife, Victoria E. Clemons by deed from William M. Brooks, Jr., and Helen M. Brooks, both unmarried, of record in Book 8160, page 295, Register's Office for Davidson County, Tennessee.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

94 JUL 28 AM 9:28

IDENTIF. & REFERENCE

75508

This is unimproved ( ) improved (X) property, known as 454 Benita Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 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 hand s this 27th day of July, 19 94

Donald R Clemons
DONALD R. CLEMONS

Victoria E Clemons
VICTORIA E. CLEMONS

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONALD R. CLEMONS and wife, VICTORIA E. CLEMONS

the bargainor s, with whom I am personally acquainted, (or 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 27th day of July, 19 94.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

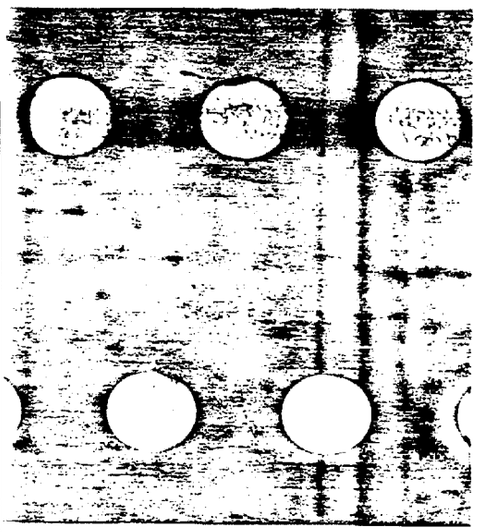
_____ Notary Public

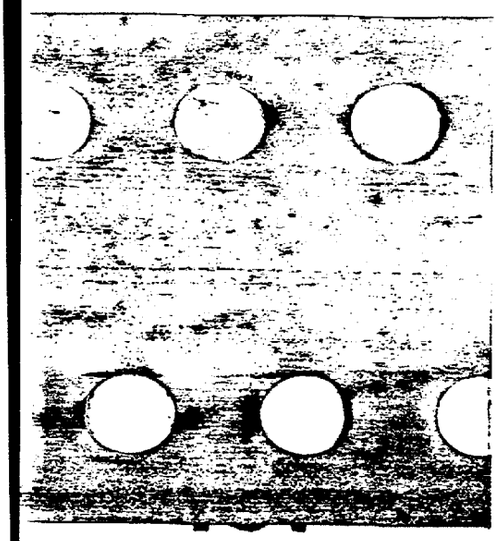
Commission Expires _____

WARRANTY DEED

FROM

TO





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/94 01 09:28 0001 1702

75508
IDENTIF. ↑ REFERENCE

94 JUL 28 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818253