WARRANTY DEED BOX #19B

#94-7-45

BOOK 9423 PAGE 93

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,530.76

Marie E. Yeager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 716 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MARIE E. YEAGER	FIDELITY SAVINGS ASSOCIATION	MAP 162-01-0-F
(NAME)	(NAME)	
421 Claircrest Drive	100 E. English	PARCEL 046CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Wichita, KA 67202	FB #05DU-77881
(CITY) (STATE) (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, JUDITH G. NEWTON CLARK AND HUSBAND, LOWRY CLARK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIE E. YEAGER, AN UNMARRIED PERSON

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, Tennessee, being Lot No. 46 on the Plan of Clairmont, Phase 6, a Planned Unit Development, of record in Book 7900, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Judith G. Newton, unmarried, by Deed from MCR Development Corporation, a Tennessee corporation, of record in Book 8926, Page 340, Register's Office for Davidson County, Tennessee. The said Judith G. Newton having since married and now being Judith G. Newton Clark.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Clairmont Subdivision, of record in Book 6988, Page 542, and as amended in Book 8027, Page 264, and a Supplement and Amendment in Book 8784, Page 324, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

LOWRY Clark, husband of the above named Judith G. Newton Clark, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by the Grantor herein to BarclaysAmerican/Mortgage Corporation (now held by Fidelity Savings Association of Kansas) in the original principal amount of $66,450.00, of record in Book 8926, Page 343, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 421 Claircrest Drive, Antioch, TN 37013
(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 29th day of July 19 94

Judith G. Newton Clark
JUDITH G. NEWTON CLARK

Lowry Clark
LOWRY CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH G. NEWTON CLARK AND HUSBAND, LOWRY CLARK

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 Brentwood, Tennessee, this 29th day of July, 19 94

Commission expires September 16, 1995

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

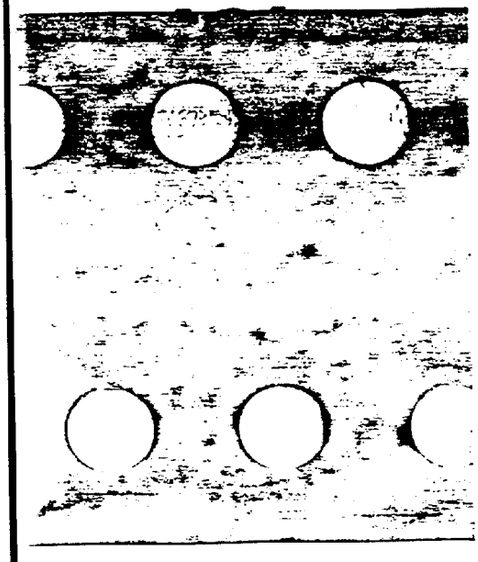
2924 08/01 0101 03CHECK 262.57

94 AUG -1 AM 11:49

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

IDENTIF. & REFERENCE

76644



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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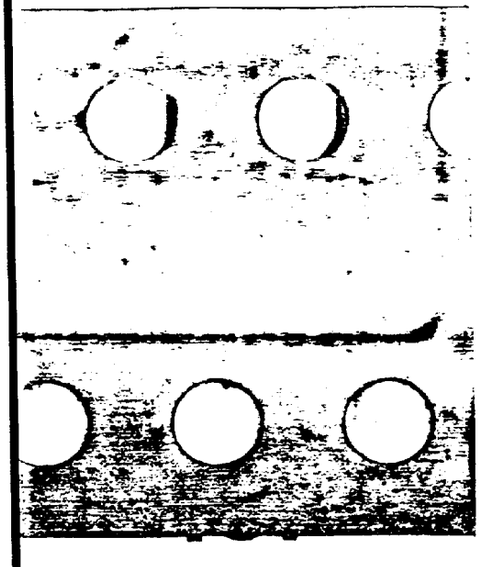
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68530.76
CON TX 253.57
PRFEE 1.00
WDEED 8.00
TOTAL 262.57
CHECK 262.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/94 01 11:48 0001 2924



76644
IDENTIF. # REFERENCE

94 AUG -1 AM 11:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 819465