SMB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9441 PAGE 471

ADDRESS NEW OWNER:
Gary B. Clarke and Patricia C. Clarke
815 Nanearle Place
Nashville, Tennessee 37220

SEND TAX BILL:
TO MORTGAGEE

MORTGAGEE:
CTX Mortgage Company
5200 Maryland Way STE 108
Brentwood, Tennessee 37027

MAP AND PARCEL:
MAP 160-2
GROUP
PARCEL 21

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, M. Wayne Adams and wife, Bonnie S. Adams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary B. Clarke and wife, Patricia C. Clarke, 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. 6 on the Map of Nanearle Acres as of record in Book 1424, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to M. Wayne Adams and wife, Bonnie S. Adams by deed from Eugene P. Hockemeyer and wife, Betty H. Hockemeyer, as of record in Book 4960, page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as 815 Nanearle Place, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. Sanitary sewer and/or storm drainage and any temporary construction easements of record in Book 7382, page 779, said Register's Office.
3. Plan of record in Book 1424, page 77, said Register's Office.
4. Easement of record in Book 3225, page 589, said Register's Office.
5. Easement of record in Book 1636, page 262, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Gary B. Clarke and wife, Patricia C. Clarke, their heirs and assigns, forever; and we, M. Wayne Adams and wife, Bonnie S. Adams, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 11th day of August, 1994.

M. Wayne Adams

Bonnie S. Adams

94 AUG 19 AM 11:57
DAVIDSON COUNTY, TN.
REGISTER

82888
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named M. Wayne Adams and wife, Bonnie S. Adams, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of August, 1994.

3783 08/19/94 11:01 030HBA 686.10

NOTARY PUBLIC

DAVID R. CARRELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 183,000.00.

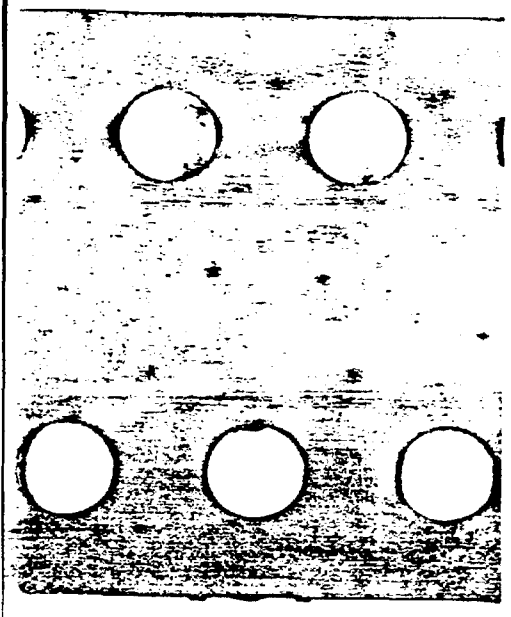
Gary B. Clarke 8/11/94
AFFIANT
Patricia C. Clarke 8/11/94

Subscribed and sworn to before me this 11th day of August, 1994.

NOTARY PUBLIC
My Commission Expires: 1/24/98

DAVID R. CARRELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.





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	183000.00
CON TX	677.10
PRFEE	1.00
WDEED	8.00
TOTAL	686.10
CHECK	686.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/19/94 01 11:58 0001 9783

82888
IDENTIF. & REFERENCE

94 AUG 19 AM 11:57
REGISTER
DAVIDSON CO. TN.

No. 826213