9481

BOOK 9481 PG 235

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

94 OCT -3 AM 9:33
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

96014
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:
BILLY RAY CLEMMER, II and JENNIFER ANN CLEMMER
500 Jackson Thistle
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, Tennessee 37122-0355

MAP AND PARCEL:
MAP 86-8
PARCEL 12
FB# 4D-00047

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, STEPHEN WAYNE MOLES and wife, JILL CARUTHERS MOLES, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto BILLY RAY CLEMMER, II and wife, JENNIFER ANN CLEMMER, 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. 150 on the Plan of Phase III, Jackson's Retreat, as of record in Plat Book 5200, Pages 517 and 518, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen Wayne Moles and wife, Jill Caruthers Moles by deed from Dale Arthur Johnston and wife, Bridgette Conner Johnston of record in Book 9255, Page 191, said Register's Office.

This is improved property known as 500 Jackson Thistle, Hermitage, TN 37076.

1994 County Taxes have been prorated and paid by the Grantor.

This conveyance is made subject to the following:

1. Restrictive Covenants for Jackson's Retreat of record in Book 5741, Page 369, and Book 6056, Page 672, Register's Office of Davidson County, Tennessee.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Phase III, Jackson's Retreat of record in Plat Book 5200, Pages 517 and 518, Register's Office of 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 BILLY RAY CLEMMER, II and wife, JENNIFER ANN CLEMMER, their heirs and assigns, forever; and we, STEPHEN WAYNE MOLES and wife, JILL CARUTHERS MOLES, 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.

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Witness our hands this the 30th day of September, 1994.

STEPHEN WAYNE MOLES

JILL CARUTHERS MOLES

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, STEPHEN WAYNE MOLES and wife, JILL CARUTHERS MOLES, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 30th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

3937 10/03 0101 [illegible] 310.55

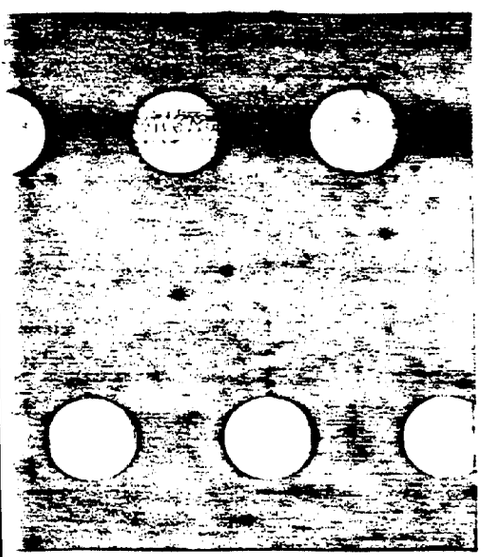
The actual value or consideration, whichever is greater, for this transfer is $ 81,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

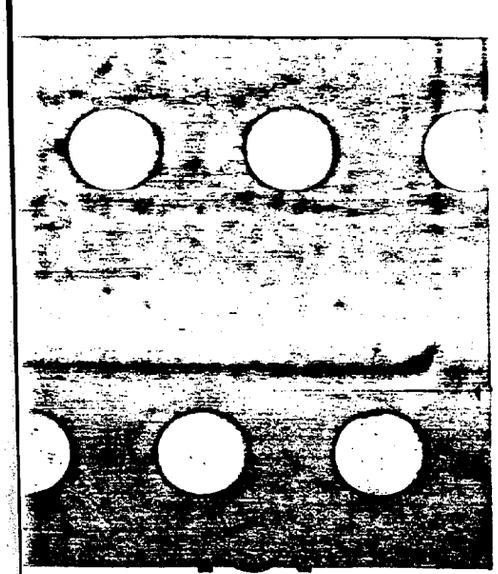
RECEIVED OF _____

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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
CHECK	310.55

10/03/94 01 09:32 0001 3937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96014
IDENTIF. & REFERENCE

94 OCT -3 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840187