File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9510 PG 116

ADDRESS NEW OWNER:
Stephen Clinard and Shanon Clinard
534 Bismark Drive
Nashville, TN 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sunbelt National Mortgage Corporation
2974 LBJ Freeway, Suite 200
Dallas, Texas 75234

MAP AND PARCEL:
MAP 95-10
PARCEL 61
3DZ-36300

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, Johnny Ray Spray and wife, Belinda Spray, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen Clinard and wife, Shanon Clinard, as tenants by the entirety, 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:

BEING Lot No. 139, Elm Hill Acres, Section No. IV, of record in Book 2331, Page 118, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Johnny Ray Spray, by deed from Gayle Fitzpatrick Moses, John Lee Fitzpatrick and Joe Neil Fitzpatrick of record in Book 7906, Page 782, Register's Office for Davidson County, Tennessee.

Belinda Spray herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement; utility anchor easement; and minimum building setback line of record in Book 2331, Page 118, said Register's Office.

This is improved property known as 534 Bismark Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen Clinard and wife, Shanon Clinard, their heirs and assigns, forever; and we, Johnny Ray Spray and wife, Belinda Spray 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.

Witness our hands this the 31st day of October, 1994.

Johnny Ray Spray
Johnny Ray Spray

Belinda Spray
Belinda Spray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Johnny Ray Spray and wife, Belinda Spray 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 31st day of October, 1994.

Dixie Seagraves
NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 64,900.00.

Stephen Clinard
AFFIANT

Subscribed and sworn to before me this 31st day of October, 1994.

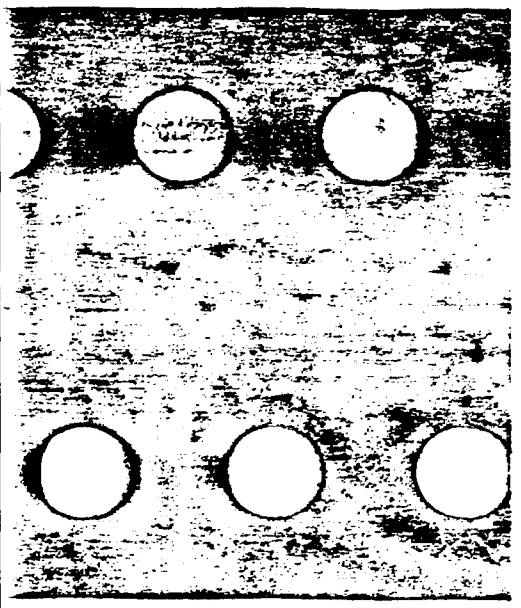
Dixie Seagraves
NOTARY PUBLIC
My Commission Expires:

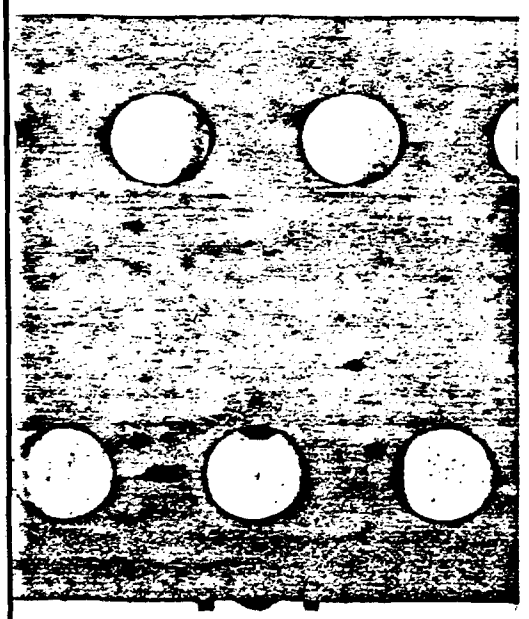
DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

05519
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 3:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4116 11/02 0101 03CHECK 249.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9510 PG 118

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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

11/02/94 01 15:52 0001 4116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05519
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 3:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850407