WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony Clouse	Tony Clouse	MAP 70-13
(NAME)	(NAME)	
2110 Buena Vista Pike	1511 Dickerson Road	PARCEL 71
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tennessee 37207	13TH CIVIL DIST.
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bertha Boner and husband, Nathan Boner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Clouse

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:

A lot or parcel of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, more particularly described as follows: Beginning at a point on the east margin of Hamilton Road, the southwest corner of the Cash Lot; running thence easterly along the South margin of said Cash's Lot 145 feet to a point; thence at right angles in a southwesterly direction 60 feet to a point; thence westerly in a line parallel with said Cash's South line 145 feet to a point on the East margin of Hamilton Road; thence Northerly along said margin of Hamilton Road 60 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee and fully described in Book 5863, Page 704, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mrs. Bertha Boner by deed from James E. Sawyers and wife, Jessie Mildred Sawyers of record in Book 2992, Page 187, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2110 Buena Vista Pike, Nashville, Tennessee 37218
(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 12th day of January 19 95

Bertha Boner
Bertha Boner

Nathan Boner
Nathan Boner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertha Boner and husband, Nathan Boner

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 12th day of January 19 95

Commission expires January 24, 1998

Notary Public

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

DAVID J. KAZAKEROVICH NOTARY PUBLIC DAVIDSON CO. TENN. MY COMMISSION EXPIRES MARCH 24, 1998

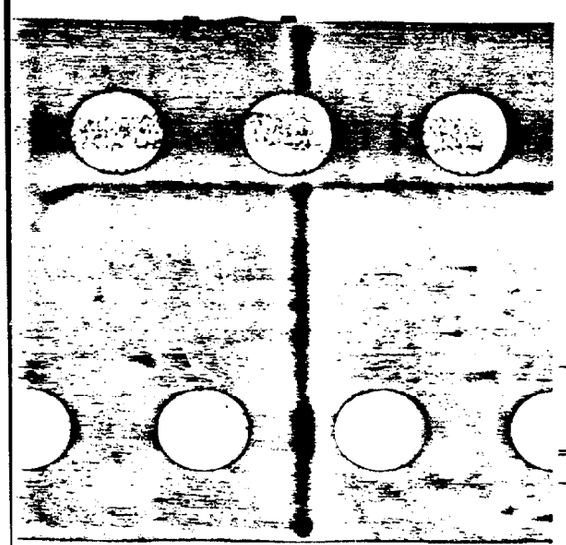
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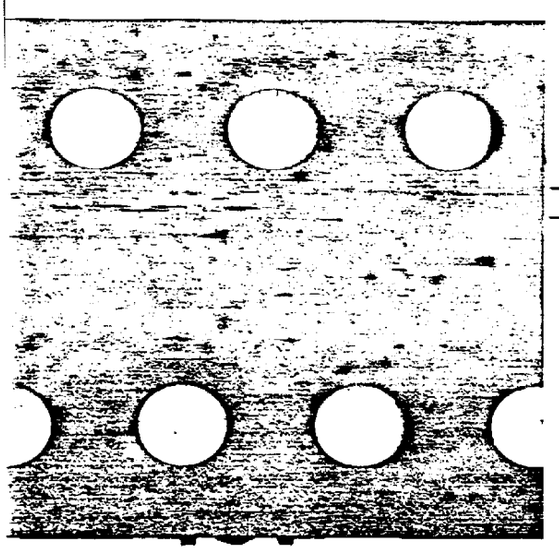
IDENTIF. & REFERENCE

95 JAN 13 AM 10:24

REGISTER
DAVIDSON COUNTY, TN.

1861 01/13 0101 03CHECK 145.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9570 PG 758

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 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 8.00
TOTAL 145.90
CHECK 145.90

01/13/95 01 10:24 0001 1861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25183
IDENTIF. & REFERENCE

95 JAN 13 AM 10:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 871701