File Box #51-A
This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
James P. Clinard and LaVerne J. Clinard
95 So. Graycroft Ave.
Madison, TN 37115

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 42-11
GROUP
PARCEL 61

WARRANTY DEED

BOOK 9631 PG 906

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, Michael Keith Dorris and wife, Kimberly Susan Dorris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James P. Clinard and wife, LaVerne J. Clinard, 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 lying and being in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract known as part of Block "C", on the unrecorded Map of Marthonna, and as described according to a survey by Harvey Gee, dated 12/11/50; property as described in Deed Book 8217, page 65, and further described according to a survey by Wright & Associates, dated November 18, 1990, as follows:
>
> BEGINNING at a point in the easterly margin of South Graycroft Road, said point being 200 feet south of the center line of Old Hickory Boulevard and being the northwest corner of the herein described tract; thence S 87 degrees 15 minutes E, 270.7 feet to a point; thence S 2 degrees 45 minutes W, 100 feet to a point; thence N 87 degrees 15 minutes W, 270.7 feet to a point in the easterly margin of South Graycroft Road; thence along said South Graycroft Road, N 2 degrees 45 minutes E, 100 feet to the point of beginning.
>
> BEING the same property conveyed to Michael Keith Dorris and wife, Kimberly Susan Dorris, by deed from Robert Wayne Donahoe and wife, Denise S. Donahoe, as of record in Book 8245, page 527, Register's Office for Davidson County, Tennessee.

This is improved property known as 95 South Graycroft Avenue, Madison, TN 37115.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Clinard and wife, LaVerne J. Clinard, their heirs

and assigns, forever; and we, Michael Keith Dorris and wife, Kimberly Susan Dorris, 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.

BOOK 9631 PG 907

Witness our hands this the 29th day of March, 1995.

Michael Keith Dorris
Michael Keith Dorris

Kimberly Susan Dorris
Kimberly Susan Dorris

95 MAR 30 AM 1:37
REGISTER
DAVIDSON COUNTY, TN.

4,6904
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 Michael Keith Dorris and wife, Kimberly Susan Dorris, 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 29th day of March, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

LaVerne J. Clinard
AFFIANT

Subscribed and sworn to before me this 29th day of March, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

5756 03/30 0381 03CHECK 290.20

C:WP51\WORK\CLOSINGS\GFA95189.WD

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9631 PG 908

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 76000.00
CON TX 281.20
PRFEE 1.00
MISC 8.00
TOTAL 290.20
CHECK 290.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/95 01 13:39 0001 5756

46904
IDENTIF. & REFERENCE

95 MAR 30 PM 1:37
REGISTER
DAVIDSON CO., TN.

No. 895297