47793

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36202
Dav. Co. File: Box 8

95 SEP -8 PM 12:35

BOOK 9634 PG 657

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack Timothy Hornbeak Karen M. Hornbeak 404 Lynn Drive Nashville, Tennessee 37211	Union Planters Bank of Middle Tennessee, N.A. P. O. Box 3137 Memphis, Tennessee 38173-0137

TAX MAP-PARCEL NUMBERS: 132-16-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John D. Cleeton and spouse, Patricia M. Cleeton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Timothy Hornbeak and spouse, Karen M. Hornbeak,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 829 on the plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County.

SAID Lot No. 829 fronts 85.0 feet on the northeasterly margin of Lynn Drive and extends back 141 feet on the northwesterly line and 137.28 feet on the southeasterly line to a dead line in the rear, measuring 89.7 feet thereon.

BEING the same proeprty conveyed to John D. Cleeton et ux, Patricia M. Cleeton by deed from Arthur H. Cook et ux, Ella J. Cook of record in Book 5398, page 186, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 3400 Page 226, Book 3435, page 357 and Book 3502, page 555 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 404 Lynn Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 1995.

John D. Cleeton

Patricia M. Cleeton

State of Tennessee
County of Davidson

On this 30th day of March, 1995, before me the undersigned authority, personally appeared **John D. Cleeton** and **Patricia M. Cleeton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 117500.00

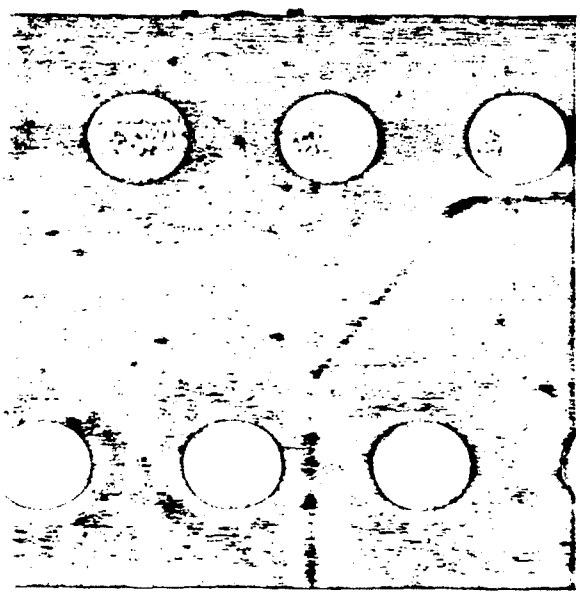
Affiant

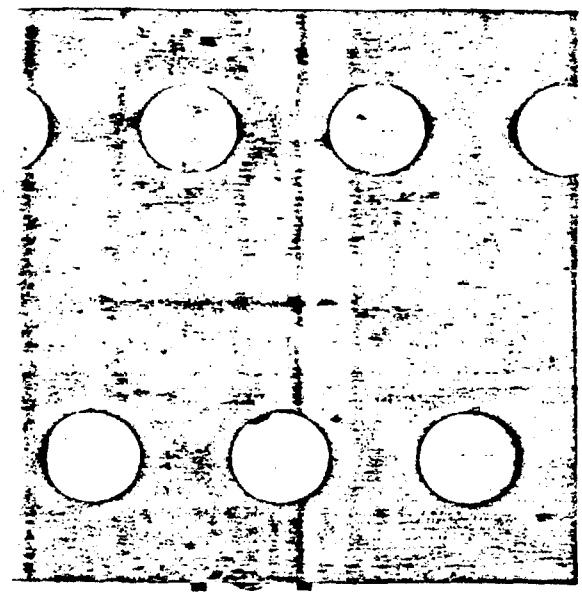
Sworn and subscribed before me on the 30th day of March, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

3759 04/03 1101 DEED BOOK 44.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 659

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

MAMT
117500.00
MOR TX 434.75
PRFEE 1.00
CANCEL
04/03/95 01 12:35 0001 6758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47793

IDENTIFICATION REFERENCE

95 APR -3 PM 12:35

DAVIDSON CO. TN.

CAMT
117500.00
CON TX 434.75
PRFEE 1.00
WDEED 3.00
TOTAL 443.75
CHECK 443.75
04/03/95 01 12:35 0001 6759

No. 896289