BOOK 9649PG934

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JOSEPH LEON McCONNELL AND WIFE,
TERESA LYNN McCONNELL
1814 Cloverleaf Drive
Nashville TN 37216
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 72-12, PARCEL 297

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $73,000.00.

Joseph Leon McConnell
AFFIANT
Subscribed and sworn to me, this the 17 day of APRIL, 1995.

Notary Public
My commission expires: 5-11-96

53146
IDENTIFICATION REFERENCE

95 APR 20 AM 8:17
REGISTER

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, LUTHER P. CLAUD AND WIFE, FLOY R. CLAUD, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH LEON McCONNELL AND WIFE, TERESA LYNN McCONNELL, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1814 CLOVERLEAF DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 17 day of APRIL, 1995.

Luther P. Claud by his attorney in fact Beverly J. Stewart
LUTHER P. CLAUD, BY HIS ATTORNEY-IN-FACT, BEVERLY STEWART

Floy R. Claud
FLOY R. CLAUD

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLOY R. CLAUD, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17 day of APRIL, 1995.

Denise C. Ellis
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY J. STEWART, to me known to be the person who executed the foregoing instrument in behalf of LUTHER P. CLAUD and acknowleoged that SHE executed the same as the free act and deed of the said LUTHER P. CLAUD, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 17 day of April, 1995.

Denise C. Ellis
Notary Public

My Commission Expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 134 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for said County, described as follows:

Beginning on the westerly margin of Cloverleaf Drive at the corner of Lots 133 and 134; thence with said Drive in a northwesterly direction, 108.81 feet to a monument; thence around a curve in a westerly direction, 39.27 feet to a monument in the southerly margin of Upland Drive; thence with said Drive, in a southwesterly direction 103.1 feet to the corner of Lots 134 and 135; thence with the line between said lots, southeasterly 134.11 feet to the corner of Lots 133 and 134; thence easterly with the line between said lots, 121.43 feet to the beginning.

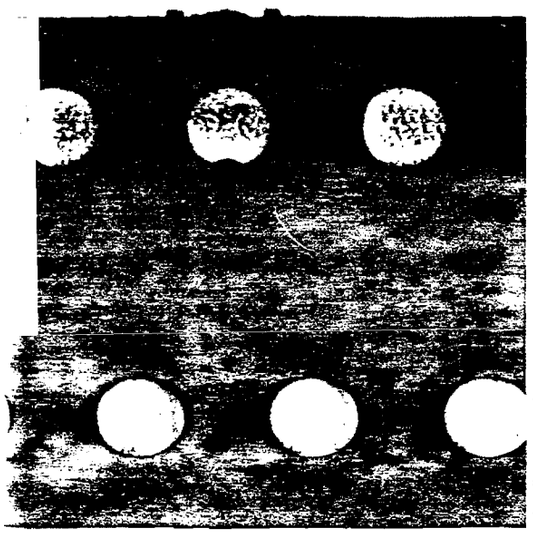
Being the same property conveyed to Luther P. Claud and wife, Floy R. CLaud, by Warranty Deed from Graves Pate, Sr., and wife, Freida Hays Pate, of record in Book 3375, page 417, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 2900, page 66, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Restrictive covenants contained in instrument of record in Book 3000, page 528, said Register's Office.



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

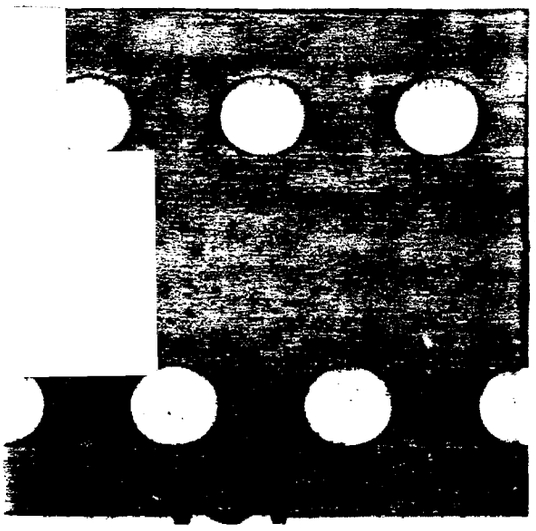
RECEIVED OF _____

FOR _____

BOOK 9649 PG 937

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	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	12.00
TOTAL	283.10
CHECK	283.10

04/20/95 01 08:17 0001 2611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53146
IDENTIF. & REFERENCE

95 APR 20 AM 8:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 902075