59-B

WARRANTY DEED

BOOK 9659 PG 658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: ~~January 25~~ March 27, 1999

(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 NUMBERS
Michael R. Clardy (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 117-6
2302 Woodmont Boulevard (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 92
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40232 (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, Bobby Clay Sircy, Jr. and wife, Karen West Sircy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Clardy and wife, Melanie B. Clardy

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 the easterly 40 feet of Lot No. 34 and the westerly 75 feet of Lot No. 35 on the plan of E. L. Hampton's Subdivision, called Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 225 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 115 feet to a point 260 feet easterly from the corner of Lots Nos. 33 and 34; thence northwardly 365 feet, more or less, to the southern boundary line of Lot No. 24 on said plan; thence westwardly and parallel with said Boulevard 115 feet to a point 225 feet west of the center line of said 23rd Avenue South; thence southwardly and parallel with said 23rd Avenue South, 365 feet, more or less, to the beginning.

Being the same property conveyed to Bobby Clay Sircy, Jr. and wife, Karen West Sircy by deed from Florence F. Hudson of record in Book 5532, Page 17, Register's Office for said County.

This Conveyance is subject to Easement for Location of Fence and Driveway of record in Book 8996, Page 811, 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 2302 Woodmont Boulevard, Nashville, Tennessee 37215
(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 27th day of April 19 95

Bobby Clay Sircy, Jr.

Karen West Sircy

BOOK 9659 PG 659

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 Bobby Clay Sircy, Jr. and wife, Karen West Sircy

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 27th day of April 19 95.

Commission expires March 27, 1997 J.B.

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

IDENTIF. & REFERENCE

95 MAY -1 PM 2:31

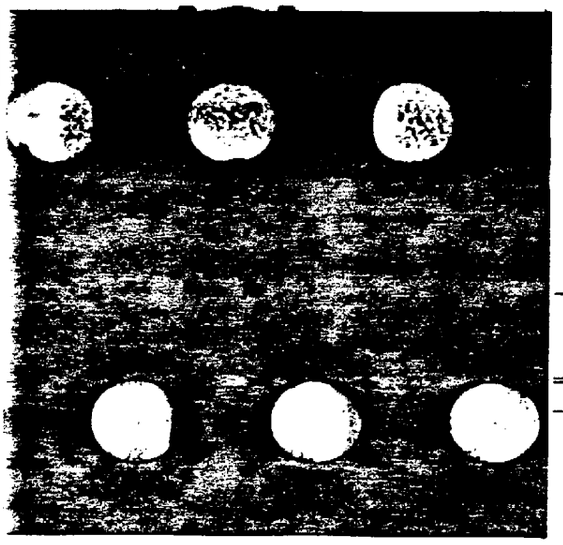
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

56481

6285 05/01 01:01 03CHECK

1415.00

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



RECEIVED OF _____

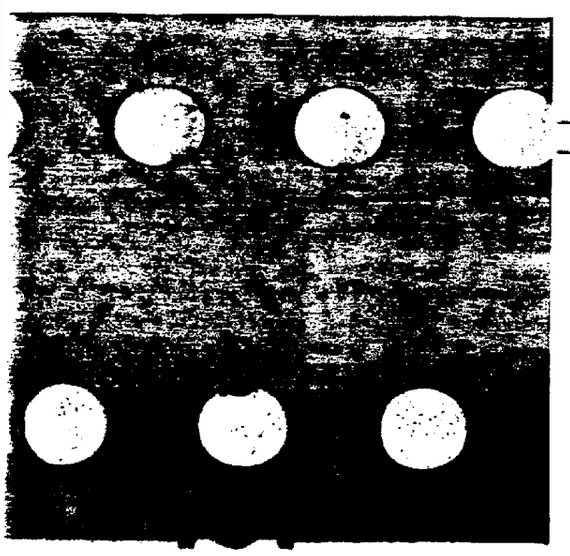
FOR _____

BOOK 9659 PG 660

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	
				380000.00
			CON TX	1406.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1415.00
			CHECK	1415.00
05/01/95	01		14:33 0001	6285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56481
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905711