BOOK 9672 PG 763

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,000.00.

Kyle Edward Clemmer
Affiant

Sworn to and subscribed before me on this the 15th day of May, 1995.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-94

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
KYLE EDWARD CLEMMER and
EMILY LYNN WRIGHT
206 Rising Sun Ln.
Old Hickory, TN
37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 44-15-180

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, RUBY NELL HAYES JOHNSON, hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto KYLE EDWARD CLEMMER and EMILY LYNN WRIGHT, as joint tenants with the right of survivorship, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 237, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 54 feet on Cleves Street, and containing 0.11 acres, more or less.

Being the same property conveyed to Wiley W. Johnson, Jr., and wife, Ruby Nell Hayes Johnson by deed from I. du Pont de Nemours and Company, a Delaware Corp., of record in Book 1718, page 262, said Register's Office. The said Wiley W. Johnson, Jr., having since died.

This is improved property known as 807 Cleves Street, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1) 1995 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 15th day of May, 1995.

Ruby Nell Hayes Johnson by Monica Thompson

RUBY NELL HAYES JOHNSON
BY: Monica Thompson - Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MONICA THOMPSON by power of attorney for RUBY NELL HAYES JOHNSON, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 15th day of May, 1995.

Charles P. Cox

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 3-27-99

61108

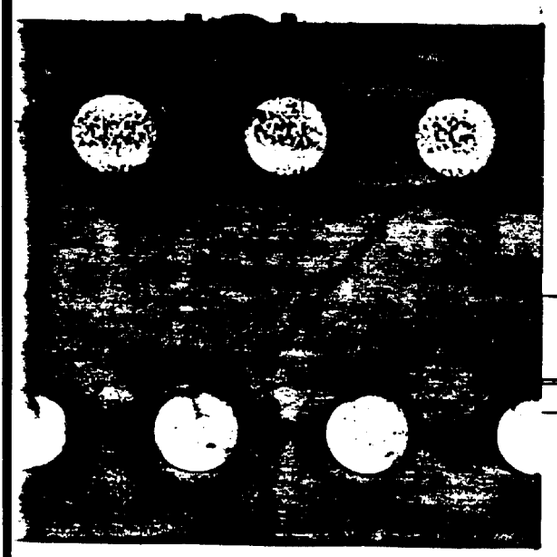
IDENTIF. & REFERENCE

95 MAY 16 AM 10:22

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1399 05/16 0101 03CHECK 275.40

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



RECEIVED OF _____

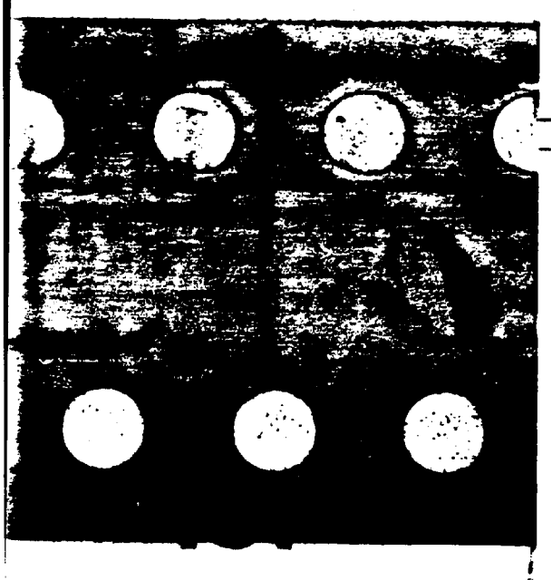
FOR _____

BOOK 9672 PG 765

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	72000.00
			CON TX	266.40
			PRFEE	1.00
			MDEED	8.00
			TOTAL	275.40
			CHECK	275.40
05/16/95	01		10:22 0001	1399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61108
IDENTIF. ↑ REFERENCE

95 MAY 16 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910766