File Box 9B
First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Esquire
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9692 PG 408

No. 13137

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEREK N. STREETS-ANDERSON (NAME)	CTX MORTGAGE COMPANY (NAME)	156-1-A
601 Sandalwood Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 19000 (STREET ADDRESS)	23
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	9D-81771

FOR AND IN 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, JAMES S. CLENDENING AND WIFE, LAURA J. CLENDENING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEREK N. STREETS-ANDERSON AND WIFE, KAREN D. STREETS-ANDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised Amber Hills Subdivision, as of record in Plat Book 7900, page 347 revised in Plat Book 7900, page 377, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James S. ClenDening and wife, Laura J. ClenDening by deed from Gregory T. Chappell, unmarried, of record in Book 9146, page 436, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1995 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8535, page 775; (3) Dedication of common area of record in Book 8563, page 563; (4) Charter of record in Book 8465, page 878; and (5) All matters appearing of record in Plat Book 7900, page 347, revised in Plat Book 7900, page 377, Register's Office for Davidson County, Tennessee.

00067260

IDENTIF. & REFERENCE

95 JUN -6 AM 10:30

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 601 Sandalwood Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 95

James S. Clendening
JAMES S. CLENDENING

Laura J. Clendening
LAURA J. CLENDENING

BOOK 9692 PG 409

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S. CLENDENING AND WIFE, LAURA J. CLENDENING with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of May, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES S. CLENDENING AND WIFE, LAURA J. CLENDENING

TO

DEREK N. STREETS-ANDERSON AND WIFE, KAREN D. STREETS-ANDERSON

8143 06/06/96 0101 03CHECK 519.60

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9692 PG 410

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	
				138000.00
			CON TX	510.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	519.60
			CHECK	519.60
06/06/95	01		10:30 0001	8143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067260
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 10: 30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917434