BOOK 9723 PG 912

WARRANTY DEED

File No: 00276478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven E. Clifton	NationsBanc Mort Corp	Map 145-9
[NAME]	[NAME]	
2001 Otter Valley Lane	2059 Northlake Pkwy	Parcel 8
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215	Tucker, GA 30084	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

James F. Vienneau and wife, Joan M. Vienneau

have this day bargained and sold, and do hereby transfer and convey unto the said Steven E. Clifton and Sharon Marshall Clifton, husband and wife

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 251,000.00

Subscribed and sworn to before me, this the 5TH day of JULY, 19 95.

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 2001 Otter Valley Lane, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5TH day of JULY, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James F. Vienneau

Joan M. Vienneau,

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State James F. Vienneau and wife, Joan M. Vienneau

the within named 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 Davidson COUNTY, Tennessee, this 5TH day of JULY, 19 95.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

8555 07/06 01:01 03CHECK

941.70

95 JUL -6 PM 12:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

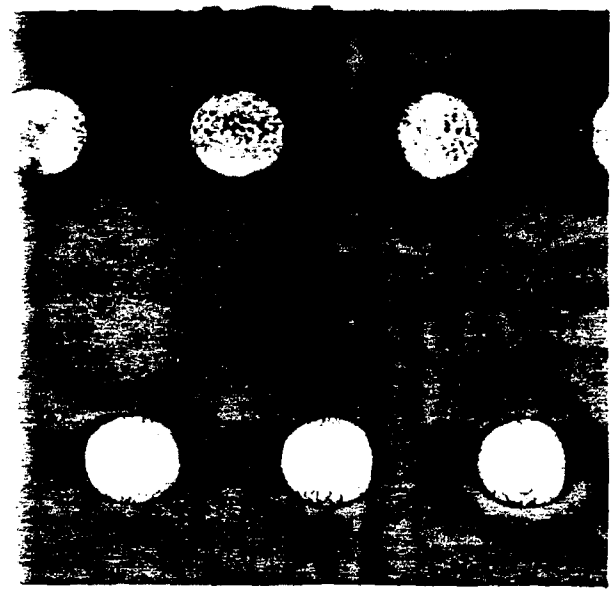
0076730

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of East Ashland Drive at the corner of Lots 31 and 32; thence eastwardly with said Drive, 82.7 feet to a monument; thence around a curve in a northerly direction 37.6 feet to a monument in the westerly margin of Otter Valley Lane; thence northerly with said Lane, 250 feet to the corner of Lots Nos. 30 and 31; thence westerly with the dividing line of these lots, 325 feet to a point in the easterly line of Lot No. 32; thence southeasterly with the dividing line of Lots Nos. 31 and 32, 361 feet to the point of beginning.

Being the same property conveyed to James F. Vienneau and wife, Joan M. Vienneau, by deed from Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, of record in Book 3905, page 28, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

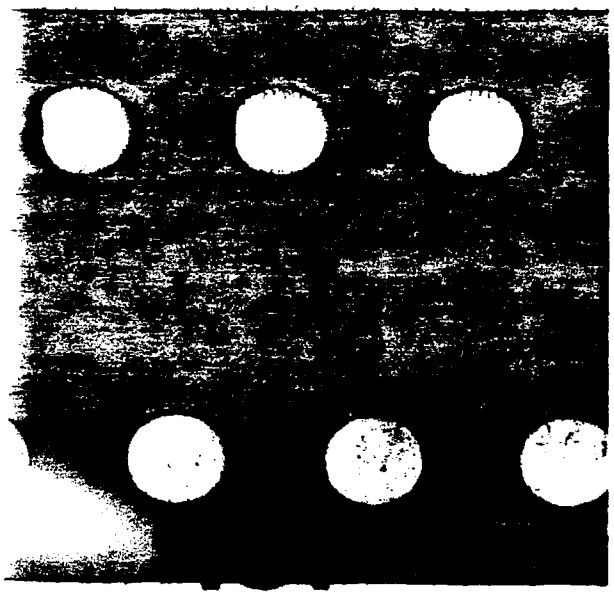
RECEIVED OF _____

FOR _____

BOOK 9723 PG 915

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 251000.00
CON TX 928.70
PRFEE 1.00
MDEED 12.00
TOTAL 941.70
CHECK 941.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/06/95 01 12:24 0001 8555

0076730
IDENTIF. & REFERENCE

95 JUL -6 PM 12:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927696