50B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9768PG354

ADDRESS NEW OWNER:
John M. Guenst and Valerie A. Guenst
7009 Northridge Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

MAP AND PARCEL:
MAP 142-13A
GROUP
PARCEL 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kelvin W. Clark and wife, Judy L. Clark, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John M. Guenst and wife, Valerie A. Guenst, 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:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase I & Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490-492, as revised in Plat Book 6900, page 784, and as amended in Book 8090, page 359, Register's Office for Davidson County, Tennessee, all to which reference is made for a more complete description.
>
> Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenents for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.
>
> Being the same property conveyed to Kelvin W. Clark and wife, Judy L. Clark by deed from Rochford Realty & Construction Co., Inc., a Tennessee corporation, of record in Book 8268, page 188, and re-recorded in Book 8271, page 641, Register's Office for Davidson County, Tennessee.

This is improved property known as 7009 Northridge Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to the Plan of record in Plat Book 6900, pages 490-492, Revised in Plat Book 6900, page 784, amended in Book 8090, page 359, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, and in Book 7405, page 780, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverside Homeowners Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

5. Easements to Harpeth Valley Utilities District of record in Book 6970, page 278, and in Book 6970, page 281, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Guenst and wife, Valerie A. Guenst, their heirs and assigns, forever; and we, Kelvin W. Clark and wife, Judy L. Clark, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of August, 1995.

Kelvin W. Clark By: Daniel Furth
Attorney-In-Fact

Judy L. Clark By: Daniel Furth
Attorney-In-Fact

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 Daniel Furth, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kelvin W. Clark and Judy L. Clark, as their Attorney-in-Fact, as the free act and deed of the within named Kelvin W. Clark and Judy L. Clark. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of August, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 195,000.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of August, 1995.

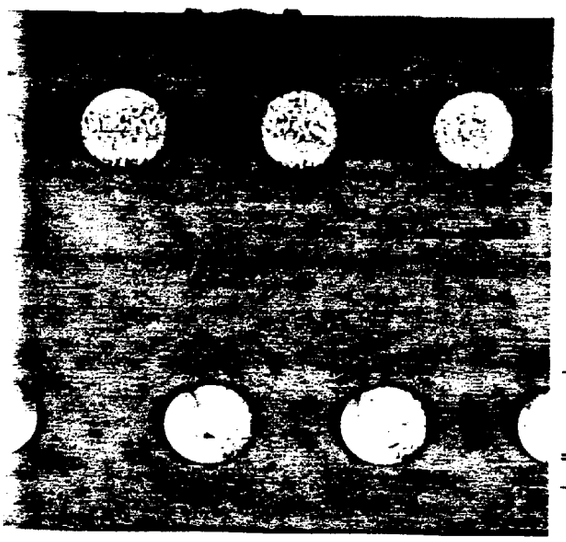
NOTARY PUBLIC
My Commission Expires: Nov. 24, 1996

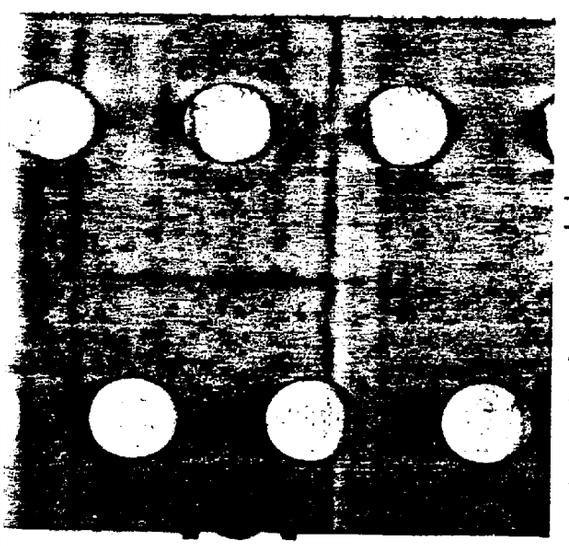
R. LEE MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

0091514
IDENTIF. & REFERENCE

95 AUG 21 PM 1:18
KELLY J. ARNOLD, REGISTER
DAVIDSON COUNTY, TN.

4630 08/21 0101 03CHECK 734.50





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

RECEIVED OF _____

FOR _____

BOOK 9768 PG 357

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 12.00
TOTAL 734.50
CHECK 734.50

08/21/95 01 13:19 0001 4630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091514
IDENTIF. ↑ REFERENCE

95 AUG 21 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943589