File 13514
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9872 PG 873

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. NEAL MYNATT (NAME)	NEW OWNERS (NAME)	Map 104-15
2618 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 51
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 24W 9060

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, SHELTON DOWSLEY CLARK, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. NEAL MYNATT AND WIFE, CHRISTINA A. LANDERYOU

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 the easterly 50 feet of Lot No. 79 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 79 fronts 50 feet on the northerly side of west Ashwood Avenue and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Shelton Dowsley Clark, a single person by deed from Robert F. Kincaid and wife, Juliet A. Kincaid of record in Book 8326, page 340, said Register's Office, the said Shelton Dowsley Clark having since married.

This conveyance is made subject to: (1) Easement of record in Book 1682, page 247; and (2) All matters appearing on the plan of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

Catherine Gray Clark, spouse of Shelton Dowsley Clark, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Shelton Dowsley Clark.

012794

IDENTIFICATION

95 NOV 30 AM 10:14

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3006 11/30 0101 03CHECK 612.10

unimproved ( )
This is improved (XX) property, known as 2618 Ashwood Avenue, Nashville, Tennessee 37212

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 17th day of November, 19 95

Shelton Dowsley Clark
SHELTON DOWSLEY CLARK

Catherine Gray Clark
CATHERINE GRAY CLARK

BOOK 9872 PG 874

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELTON DOWSLEY CLARK AND WIFE, CATHERINE GRAY CLARK

with whom I am personally acquainted, and who acknowledged that the y executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of November, 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 $ 163,000.00

R. Neal Mynatt and Christina Landeryou
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 19 95

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

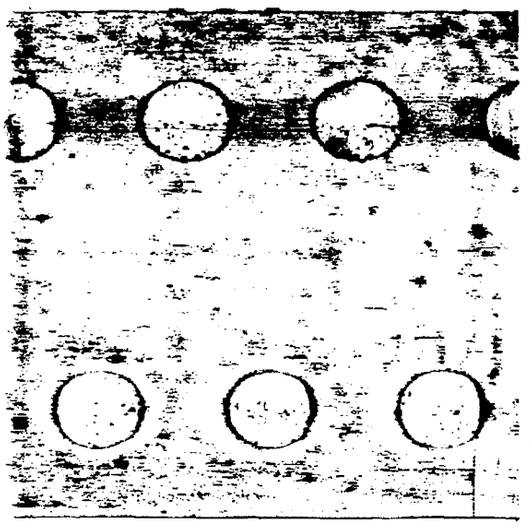
Notary Public

WARRANTY DEED

FROM
SHELTON DOWSLEY CLARK

TO
R. NEAL MYNATT AND WIFE,
CHRISTINA A. LANDERYOU

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

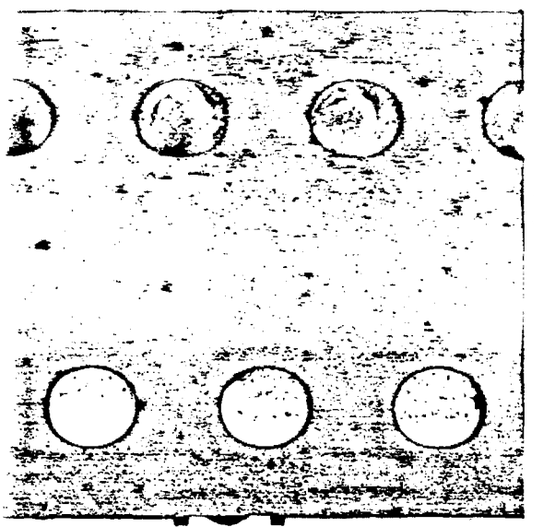
RECEIVED OF _____

FOR _____

BOOK 9872 PG 875

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 163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/95 01 10:15 0001 3006

0127194

IDENTIFICATION REFERENCE

93 NOV 30 AM 10:14

REGISTER
DAVIDSON COUNTY, TN.

No. 981520