0132312

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

93 DEC 15 AM 10:36

ADDRESS NEW OWNER:
Tina P. Clark
305 Lady Bird Court
Nashville, TN 37217

MORTGAGEE:
Bancoklahoma Mortgage Corp.
Attn: Real Estate Serv. Dept.
P. O. Box 35688
Tulsa, OK 74153

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 135-1
Parcel 75
FB# 2DU-7610

BOOK 9889 PG 386

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, I, **James W. Gaither, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tina P. Clark,** 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:

> Being Lot No. 110 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 110 fronts on the northerly margin of Ladybird Drive and extends back 215.70 feet on the easterly side and 205.05 feet on the westerly side to a line in the rear measuring 49.85 feet thereon.
>
> Being the same property conveyed to Charlene C. Gaither, by deed from Pauline O'Brien, as of record in Book 6569, page 9, Register's Office for Davidson County, Tennessee, and devised to James W. Gaither, Jr., by Last Will and Testament of Charlene C. Gaither, deceased, as of record in Will Book 182, page 416, Probate Clerk's Office for Davidson County, Tennessee.

This is improved property known as 305 Ladybird Drive, Nashville, Tennessee 37217.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3400, page 120, as amended in Book 3436, page 43, and easements, covenants and conditions as shown on the Plan of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 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 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 8th day of December, 1995.

James W. Gaither, Jr.
JAMES W. GAITHER, JR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Gaither, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8th day of December, 1995.

Jean Robinson
NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $92,500.00.

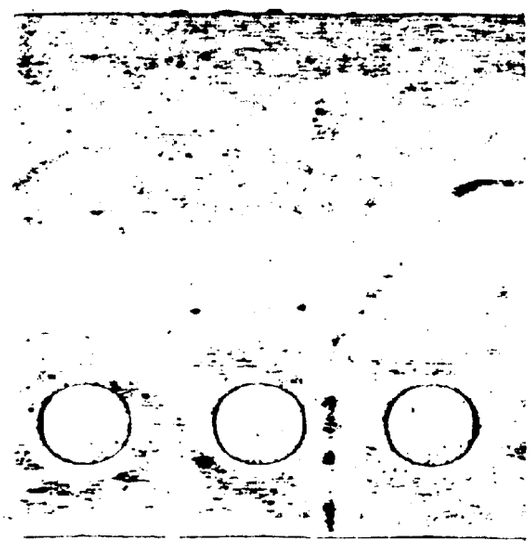
Tina P. Clark
AFFIANT

Subscribed and sworn to before me this 8th day of December, 1995.

Jean Robinson
NOTARY PUBLIC

My Commission Expires: 10/20/99

3536 12/15 0101 03CHECK 351.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 388

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

12/15/95 01 10:36 0001 8586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132312
IDENTIF. & REFERENCE

95 DEC 15 AM 10:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 987034