Box 50-B

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

ADDRESS NEW OWNER:
John Miller Clark, III
2944 Primrose Circle
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 117-4
GROUP
PARCEL 349

WARRANTY DEED

BOOK 9901 PG 292

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clifford J. Harrison, III, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Miller Clark,III, an unmarried person, hereinafter called the Grantee, his 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 a part of Lot No. 4, Block "B" on the plan of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for said County, and being described according to a survey of John Kohl and Company, P.C. Tennessee No. 100, dated November 24, 1986, as follows:
>
> Said portion of Lot No. 4 fronts 65 on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line and 80.00 feet on the southeasterly line to a dead line in the rear, measuring 65 feet thereon.
>
> Being the same property conveyed to Clifford J. Harrison III, unmarried by deed from Nathaniel Reynolds and wife, Georgia Reynolds, as of record in Book 7092, page 364, Register's Office for Davidson County, Tennessee.

This is improved property known as 2944 Primrose Circle, Nashville, TN 37212.

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. Restrict covenants of record in Book 1174, page 492, Book 1191, page 223, said Register's Office.
3. The Plan of record in Book 974, page 97, said Register's Office, which shows a 30 foot minimum building setback line from Primrose Circle.
4. A 10 easement for sanitary sewers and/or storm drainage along the northwesterly line of said lot and 10 foot temporary construction easement southeast of and adjacent thereto, all as granted to Metropolitan Government by instrument of record

in Book 3983, page 229, said Register's Office.

5. A permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewer located at the westerly rear corner of said property, by instrument of record in Book 4891, page 832, said Register's Office.

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 Miller Clark, III,an unmarried person, his heirs and assigns, forever; and I, Clifford J. Harrison, III, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

0135965 IDENTIF. ↑ REFERENCE

95 DEC 28 PM 1:37 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

Witness my hand this the 27th day of December, 1995.

Clifford J. Harrison, III

BOOK 9901 PG 293

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clifford J. Harrison III, an unmarried person, 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 Nashville, Tennessee, this the 27th day of December, 1995.

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

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 125,000.00.

AFFIANT

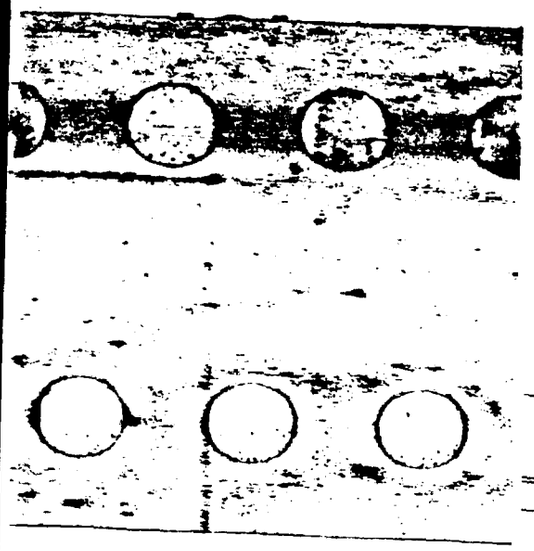
Subscribed and sworn to before me this 27th day of December, 1995.

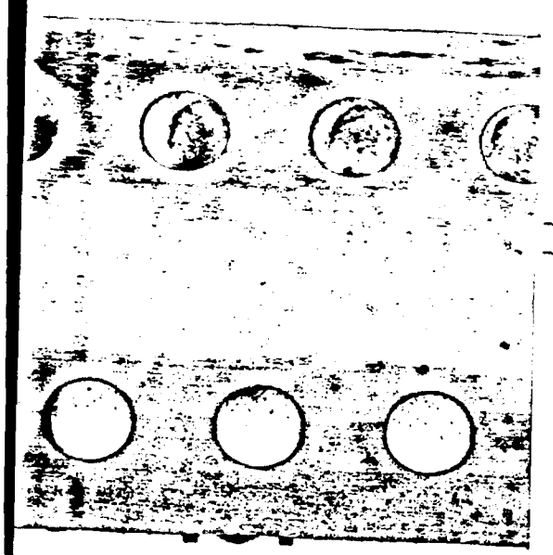
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

2549 12/28 0101 03CHECK 471.50





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

RECEIVED OF _____

FOR _____

BOOK 9901 PG 294

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

12/28/95 01 13:40 0001 2549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135965
IDENTIF. # REFERENCE

95 DEC 28 PM 1:37
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 990933