Book 36
pg 6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

9913 PG 83

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00

Claudette Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 96

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

David B. Herbert
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ortale, Kelley, Herbert, et al, 200 Fourth Avenue North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudette Hamilton	Columbia National, Incorporated	Map 158-12
(NAME)	(NAME)	
1700 Kingsbury Drive	P.O. Box 3050	Parcel 10
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Columbia, Maryland 21045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Clifford F. Cleage and wife, Patsy Ann Cleage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudette Hamilton

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. 538 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the common corners of Lots 537 and 538; thence in a northerly direction 437.0 feet to a point; thence in a westerly direction 200.0 feet to a point, said point being the easterly margin of Kingsbury Drive; thence in a southerly direction 412.0 feet to the beginning of a curve; thence around said curve east 39.27 feet to a point, said point being the northerly margin of Old Hickory Boulevard; thence along said margin east 175.0 feet to the point of beginning.

Being the same property conveyed to Clifford F. Cleage and wife, Patsy Ann Cleage by deed from Charles W. Emerson, Jr. and wife, Carol Ann Emerson, of recordin Book 5095, page 501, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1700 Kingsbury Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 5th day of January 19 96

Clifford F. Cleage
Clifford F. Cleage

Patsy Ann Cleage
Patsy Ann Cleage

BOOK 9913 PG 83

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 Clifford E. Cleage and wife, Patsy Ann Cleage

the 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 Nashville, Tennessee, this 5th day of January, 19 96.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0139344
IDENTIFICATION REFERENCE

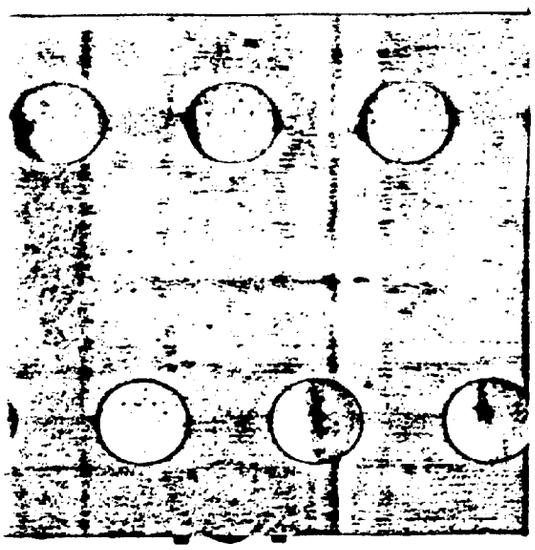
96 JAN -9 PM 3:24

DAVIDSON COUNTY, TN.

Page 2 of 2

97 11:09 0101 03CHECK 1118.63





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

RECEIVED OF _____

FOR _____

BOOK 9913 PG 90

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
222900.00
CON TX 1109.63
PRFEE 1.00
WDEED 8.00
TOTAL 1118.63
CHECK 1118.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5147

0139344
IDENTIF. & REFERENCE

96 JAN -9 PM 3:24
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 994486