File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9961 PG 388

#13647

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
F. KARL VAN DEVENDER	NEW OWNER	104-13
(NAME)	(NAME)	
2 Peach Blossom Square		252
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		26W3255
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, KAY BARNETT CLARK, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. KARL VAN DEVENDER, unmarried

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 Lot No. 2 on the Plan of Second Revision Peach Blossom Square, as of record in Plat Book 4300, page 18, amended in Book 6095, page 762, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George D. Clark, Jr. and wife, Kay Barnett Clark by deed from John P. Gifford and wife, Florence D. Gifford of record in Book 7133, page 374, said Register's Office. George Dee Clark, Jr. has since conveyed his interest in said property to Sohpia Kay Barnett by Quitclaim Deed of record in Book 9864, page 543, Register's Office for Davidson County, Tennessee. Kay Barnett Clark being one and the same as Sophia Kay Barnett.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4281, page 942; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 18, amended in Book 6095, page 762, said Register's Office.

George D. Clark, Jr., spouse of Kay Barnett Clark, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

This is improved (XX) unimproved ( ) property, known as 2 Peach Blossom Square, Nashville, Tennessee 37205

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 26th day of February, 19 96

Sophia Kay Barnett
~~KAY BARNETT CLARK~~
AKA SOPHIA KAY BARNETT

George D. Clark, Jr.
GEORGE D. CLARK, JR.

STATE OF TENNESSEE

BOOK 9961 PG 389

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY BARNETT CLARK AND HUSBAND, GEORGE D. CLARK, JR. AKA SOPHIA KAY BARNETT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of February, 19 96.

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

0154709

IDENTIF. & REFERENCE

96 FEB 29 AM 10:41

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 427,000.00

Deborah A. Kolanek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 96

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

Notary Public

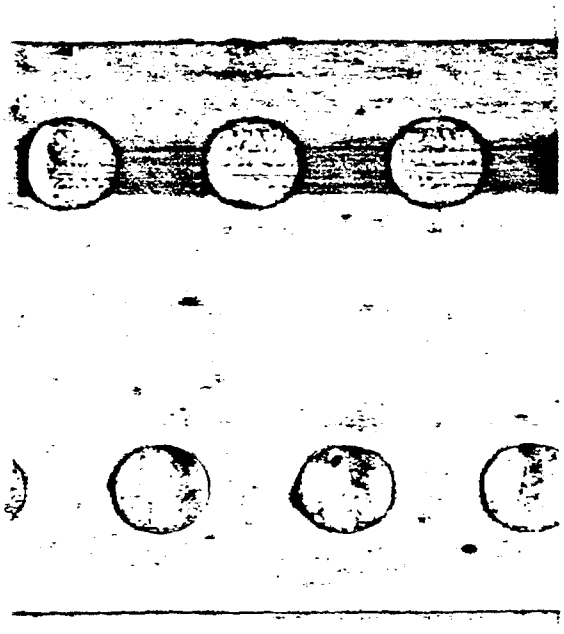
WARRANTY DEED

FROM KAY BARNETT CLARK

TO F. KARL VAN DEVENDER

2659 02/29 0101 03CHECK 1588.90

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 _____

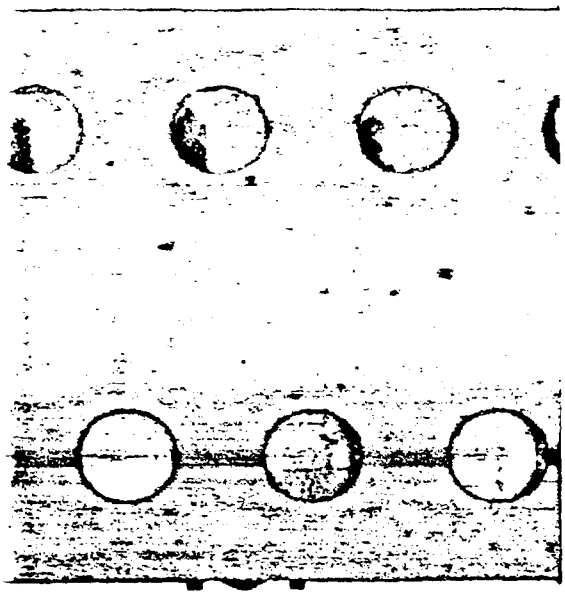
BOOK 9961 PG 390

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 427000.00
CON TX 1579.90
PRFEE 1.00
WDEED 8.00
TOTAL 1588.90
CHECK 1588.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/27/96 01 10:18 0001 2629



0154709
IDENTIF. ✦ REFERENCE

96 FEB 29 AM 10:42
FELIX Z. WILSON, II (REGISTER
DAVIDSON COUNTY, TN.

No. 1010770