Lucky 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

FILED 10044 PG 578

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Clark (NAME)	Mortgage Access (NAME)	104-11 0 008.00
1810 Natchez Trace (ADDRESS)	301 S. Perimeter Park Drive, 100 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Sterling Clark Newton, Jr. and wife, Andrea Kay Newton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Clark and wife, Carolyn 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:

Land in Davidson County, TN, being Lot No. 1 on the Map showing Rich Re-Subdivision of Lots No. 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 to 32 inclusive and 36 to 46 inclusive in Marshall and Stokes Subdivision of record in Book 547, Page 172, Register's Office for said County.

Said Lot No. 1 fronts 76 feet on the easterly margin of 28th Avenue or Compton Road, now known as Natchez Trace and extends back along the northerly margin of Acklen Avenue, formerly Marshall Avenue 152.9 feet on the southerly line and 152.6 feet on the northerly line to a dead line in the rear, measuring 76 feet thereon.

Being the same property conveyed to Sterling Clark Newton, Jr. and wife, Andrea Kay Newton by deed from Moises Saul and wife, Elizabeth V. Saul of record in Book 9263, Page 303, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

All matters shown on the Plan of Record in Book 547, Page 172, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1810 Natchez Trace, Nashville, TN 37212
(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 30th day of April 19 96

Sterling Clark Newton, Jr.
Sterling Clark Newton, Jr.

Andrea Kay Newton
Andrea Kay Newton

BOOK 10044 PG 579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sterling Clark Newton, Jr. and wife, Andrea Kay Newton

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 Brentwood, Tennessee, this 30th day of April, 19 96.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

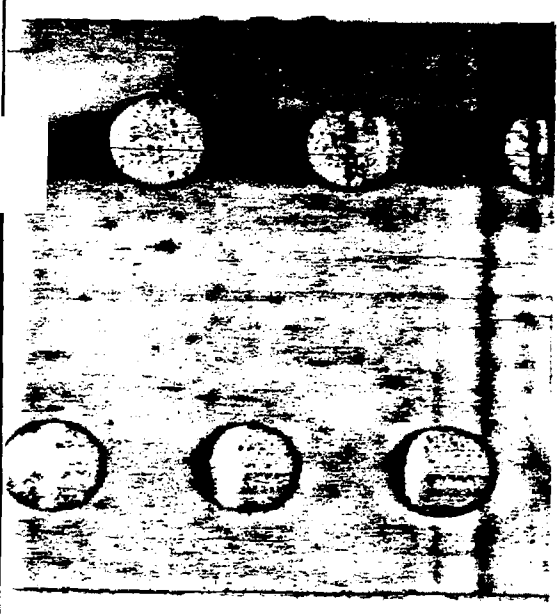
017998

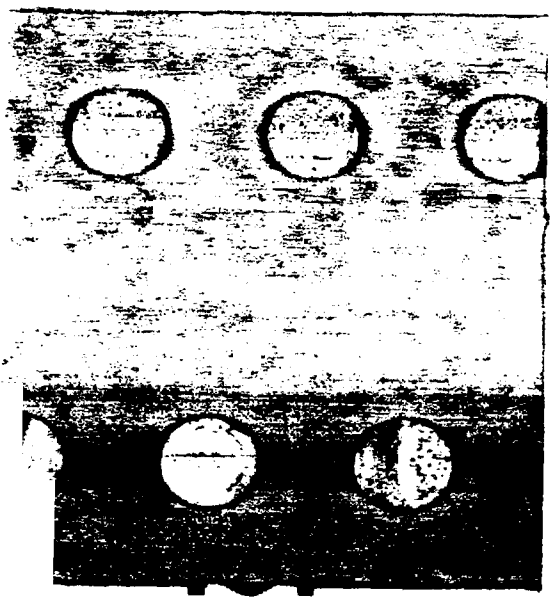
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 1:35

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

9673 05/08 0101 03CHECK 445.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 580

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
			DAMT	
				118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.60
			CHECK	445.60
05/08/96	01		13:41 0001	9673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179998
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 1:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1037674