FILE NO. 34486

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 4/2[illegible]/98

(AFFIX SEAL)

BOOK 10044 PG 644

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRUCE PROW et ux	S A M E	181-218
(NAME)	(NAME)	
716 HONEYGROVE CT		5D 64225
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH TN. 37013		
(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, WE, HOUSTON E. HILL and wife, PAMELA HILL and DONALD R. CLEMONS and wife, VICTORIA CLEMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE PROW and wife, TINA PROW

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:

SEE ATTACHED LEGAL DESCRIPTION

0180015
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:53

REGISTER
DAVIDSON COUNTY, TN.

254.55

unimproved
This is improved X property, known as Tract 17, Pettus Road, Antioch, Tennessee 37013
(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 hands this 25th day of April, 19 96

Houston E. Hill
HOUSTON E. HILL

Donald R. Clemons
DONALD R. CLEMONS

Pamela Hill
PAMELA HILL

Victoria Clemons
VICTORIA CLEMONS

STATE OF TENNESSEE }
Davidson County }

BOOK 10044 PG 645

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HOUSTON E. HILL and wife, PAMELA HILL and DONALD R. CLEMONS and wife, VICTORIA CLEMONS

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 25th day of April, 1996

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

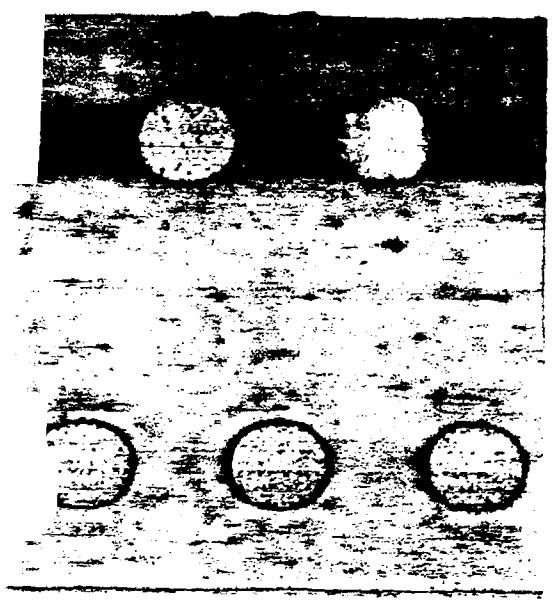
TRACT 17

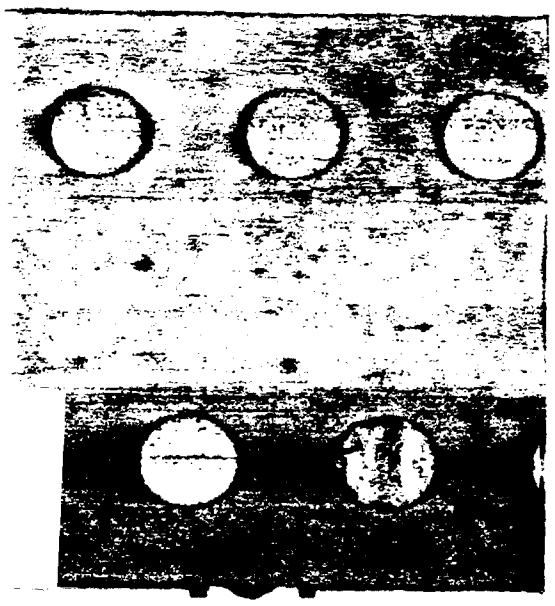
Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 1485.83 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said easement and with the northerly line of Tract No. 18 of the J. D. Stevens Pettus Road division North 86 degrees 06 minutes 54 seconds West passing an iron pin at 25.00 feet in all 485.79 feet to an iron pin the Northeast corner of the John T. Bottom property of record in Book 6073, page 848, R.O.D.C., TN.; thence with the line of Bottom and others North 86 degrees 06 minutes 54 seconds West 730.16 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 192.54 feet to an iron pin; thence South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1132.89 feet in all 1157.89 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with center of said easement and with a curve to the left having a radius of 1208.85 feet and a long chord of 20.78 feet, said chord having a bearing of South 13 degrees 36 minutes 47 seconds East a distance along the curve of 20.78 feet to a point; thence South 14 degrees 06 minutes 06 seconds East 102.04 feet to an iron pin; thence with a curve to the right having a radius of 1280.46 feet and a long chord of 62.02 feet, said chord having a bearing of South 12 degrees 42 minutes 38 seconds East a distance along the curve of 62.02 feet to the point of beginning, containing 5.02 acres more or less.

Being the same property conveyed to Donald Clemons and Houston Hill by deed from J.D. Stevens, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, of record in Book 9518, page 490, Register's Office for Davidson County, Tennessee. J. D. Stevens, Trustee and D. Stevens, Trustee are one and the same person.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 647

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 12.00
TOTAL 214.65
CHECK 214.65
05/08/96 01 13:57 0001 9690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180015
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037691