WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,652.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 96

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

BOOK 10057 PG 730

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Clevenger	SourceOne Mortgage Services Cor	MAP 53-6-0-A
(NAME)	(NAME)	
2213 Riverway Drive	27555 Farmington Road	PARCEL 202CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Farmington Hills, MI 48334-3357	04D93877
(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, Judy C. Shofner and husband, David A. Shofner, formerly Judy Carolyn Roedding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Clevenger and wife, Barbara A. Clevenger and Daniel Clevenger

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:

BEING Lot No. 202, on the plan of Phase 2, Waterford, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Judy Carolyn Roedding by final divorce decree from Gordon Lou Roedding, of record in Book 9632, Page 668, Register's Office for said County. Also being the same property conveyed to Gordon L. Roedding and wife, Judy C. Roedding by deed from Larry Powell, unmarried, of record in Book 9133, Page 104, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8694, Page 216, Book 8699, Page 462, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Gordon L. Roedding and Judy C. Roedding, Husband and Wife, to Carol Conatser, Trustee, for SourceOne Mortgage Services Corporation, dated October 27, 1993, and filed for record in Book 9133, Page 107, Register's Office for said County, with an unpaid principal amount of approximately $89,127.85, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 8715, page 583, Book 8711, page 702, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2213 Riverway Drive, Old Hickory, TN 37138
(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 20th day of May, 19 96

Judy C. Shofner

David A. Shofner

David A. Shofner is joining in this conveyance to convey any and all marital rights he may have in and to said property.

BOOK 10057 PG 731

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 Judy C. Shofner and husband, David A. Shofner, formerly Judy Carolyn Roedding

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 20th day of May

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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_____.

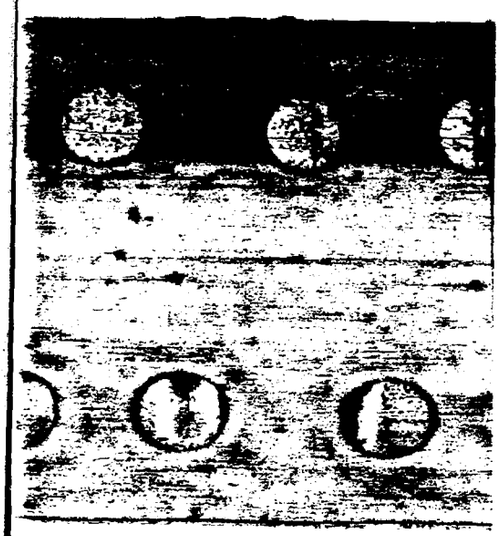
My commission expires _____

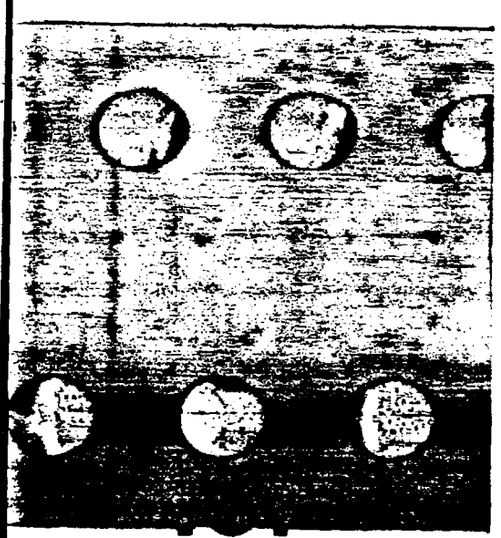
_____
Notary Public

0184168
IDENTIF. & REFERENCE

96 MAY 22 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4262 05/22 0101 03CHECK 392.52





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

RECEIVED OF _____

FOR _____

BOOK 10057 PG 732

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 103652.85
				CON TX 383.52
				PRFEE 1.00
				WDEED 8.00
				TOTAL 392.52
				CHECK 392.52
			05/22/96 01	12:40 0001 4262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184168 IDENTIF. ↑ REFERENCE

96 MAY 22 PM 12:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1042200