File Box 51-A

This Warranty Deed is being re-recorded to correct Scrivener's error in the legal description.

BOOK 8460 PAGE 978

WARRANTY DEED

RE-RECORD
BOOK 10083 PG 358

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00

Ray F. Clark
Affiant

Sworn to and subscribed before me this 9 day of Oct, 1991.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

Oct 9 2 38 PM '91

IDENTIFICATION REFERENCE

531182

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
RAY F. CLARK et ux 3908 Cambridge Ave Nashville, TN 37205	Same	Map 103-8 P/O Par 177

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES H. KERWIN, and wife, PATRICIA D. BROWN-KERWIN, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto RAY F. CLARK, and wife, MARIANNE CLARK, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being a part of Tract Number 2, on the unrecorded plat of the re-subdivision of Lot No. 368 of Richland Realty Company's Division "C", re-subdivision of Lot 367 and part of Lot 368 and re-subdivisions of Lot 366, on the Map of Richland Realty Company's Division "C" and then more particularly described according to the survey of A & A Engineers, Inc., dated June 28, 1991 as follows:
>
> BEGINNING at a point in the northerly margin of Cambridge Avenue, said point being the common boundary of NICHOLSON as of record in Book 6424, page 23, said Register's Office, and KERWIN as of record in Book 7378, page 551, said Register's Office. Thence northerly 07°, 32', east 240', to reach the beginning point of the property to be conveyed. Thence north 7°, 32' east, 155.67' to a point in an alley; thence north 72°, 16' east, 66.35 feet to a point; thence south 7°, 32' west, 183.99' to a point; thence north 82°, 28' west, 60' to the point of beginning; Said tract containing 10,190 square feet more or less.
>
> BEING a part of the same property conveyed to CHARLES H. KERWIN, and wife, PATRICIA D. BROWN-KERWIN, by deed from CASON A. DICKINSON, unmarried, of record in Book 7378, page 551, said Register's Office.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and We do covenant with the said Grantees that We are lawfully seised and possessed of said land in fee simple, have

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RE-RECORD

BOOK 10083 PG 359

a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and We do further covenant and bind ourself, our heirs, assigns 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 9 day of October, 1991.

Charles H. Kerwin by Patricia D. Brown-Kerwin Attorney In Fact
CHARLES H. KERWIN, Grantor

Patricia D. Brown-Kerwin
PATRICIA D. BROWN-KERWIN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA D. BROWN-KERWIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of Oct, 1991.

NOTARY PUBLIC

My Commission Expires: 11-26-94

1501 10/09 0101 03CHECK 25.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 9th day of October, 1991 before me personally appeared Patricia D Brown-Kerwin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of CHARLES H. KERWIN, and acknowledged that she executed the same as the free act and deed of CHARLES H. KERWIN.

WITNESS my hand and official seal this the 9 day of Oct, 1991.

NOTARY PUBLIC

My Commission Expires: 11-26-94

230626/11 01 01 03CHECK 8.00

RE-RECORD
96 JUN 11 PM 2:52
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0191647