0208258

BOOK 10135 PG 478

IDENTIF. ↑ REFERENCE

PICK-UP

This Instrument Prepared by:

KIRKSEY & CRON (MKL)
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

96 JUL 29 PM 12:44

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
George W. Clinton 732 Winthorne Drive Nashville, TN 37217	Same as New Owner	Map 120-01 Parcel 43.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $85,000.00.

Affiant

Subscribed and sworn to before me this 26th day of July, 1996.

Notary Public

My Commission Expires: May 24, 1997

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ALLEN H. CURTIS AND WIFE, RACHEL E. CURTIS** (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **GEORGE W. CLINTON, unmarried,** (hereinafter "Grantee"), his heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Glengarry Park, Section 3, of record in Book 2900, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts 90 feet on the northeasterly side of Winthorne Drive, and extends back between lines 200 feet to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Allen H. Curtis and wife, Rachel E. Curtis, by deed from Hudson and Driver Construction Company, of record in Book 3157, page 567, said Register's Office.

This is the same description used in the previous deed.

This is improved property, known as 732 Winthorne Drive, Nashville, Tennessee 37217.

This conveyance is subject to the property taxes for 1996 and subsequent years, all matters on the Plat of record in Plat Book 2900, page 25, said Register's Office, restrictive covenants of record in Book 1788, page 349, Book 2960, page 605, and Book 2796, page 604, said Register's Office, and any and all existing easement of record.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantee**, his heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantee**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantee**, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantors** have caused these presents to be signed this 26 day of July, 1996.

Allen H. Curtis

Rachel E. Curtis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

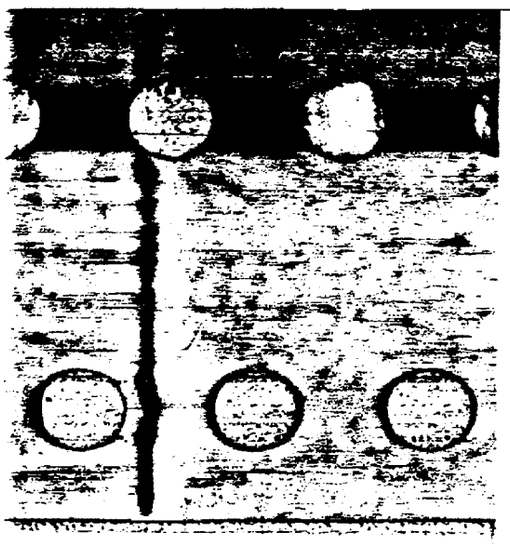
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Allen H. Curtis and wife, Rachel E. Curtis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

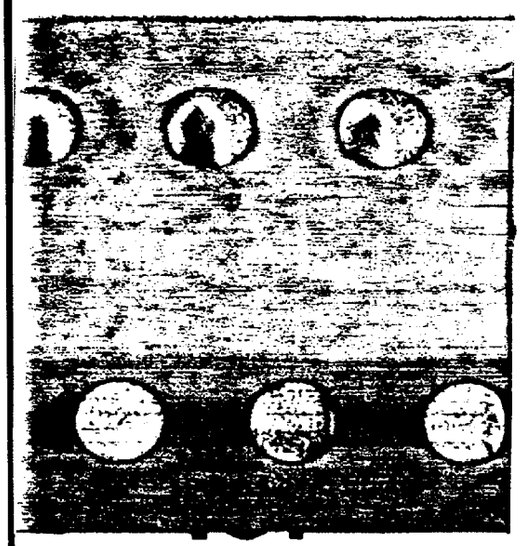
WITNESS my hand and seal this 26th day of July, 1996.

Jennifer Dunlap
Notary Public

My Commission Expires: May 24, 1997

1996 07/29 0101 03CHECK 323.50





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

RECEIVED OF _____

FOR _____

BOOK 10135 PG 480

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
			07/29/96 01	12:46 0001 0293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208258
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 12:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1067896