BOOK 10143 PG 401

This instrument prepared by:

Robert A. Anderson Mail
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Ronald Anthony Clemons and Leah Ann Clemons 236 Clipper Court Nashville, Tennessee 37211	same	Map/Parcel No: 148-15-226

For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, LOUIS R. KRAAG, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD ANTHONY CLEMONS and wife, LEAH ANN CLEMONS, hereinafter referred to as Grantees, their successors, 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, Tennessee, being Lot No. 32 on the Plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to LOUIS R. KRAAG by deed from Ruben Rivera and wife, Lynn B. Rivera, of record in Book 9860, page 795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters shown on the recorded plan and to the restrictions and easements of record.

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 I do covenant with the Grantees that I am 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 I do further covenant and bind myself, my 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.

0340 REFERENCE

PM 12:29 REGISTER DAVIDSON CO. TN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $65,000.00.

Louis R Kraag.
Affiant

Subscribed and sworn to before me, this the 1 day of August, 1996.

Robert A. Anderson
NOTARY PUBLIC

My Commission Expires:
11/20/96

ROBERTA A. ANDERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property known as 236 Clipper Court, Nashville, Tennessee 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GLORIA ANN DALTON KRAAG, wife of LOUIS R. KRAAG, joins in this conveyance to convey any and all interest, if any, she may have in the property.

Witness my hand this 1 day of August, 1996.

Louis R Kraag
LOUIS R. KRAAG

Gloria Ann Dalton Kraag
GLORIA ANN DALTON KRAAG

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 LOUIS R. KRAAG, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of August, 1996.

Robert A. Anderson
Notary Public

My Commission Expires: 11/20/96

ROBERTA A. ANDERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

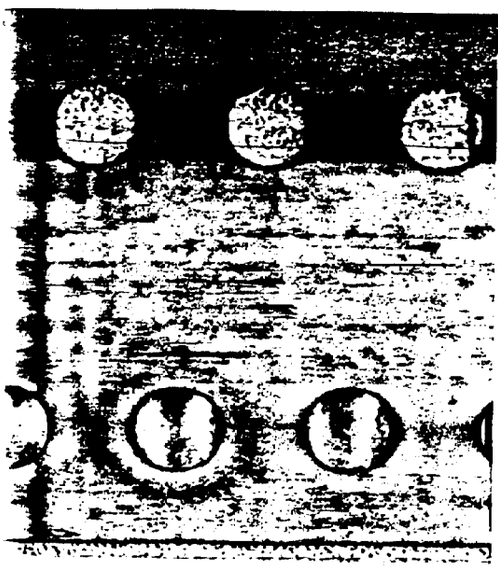
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named GLORIA ANN DALTON KRAAG, individually, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

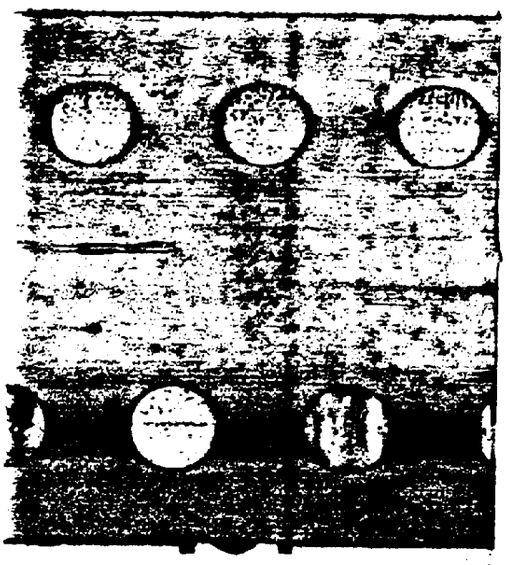
Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1996.

Notary Public

My Commission Expires: 9/26/98

RECORDED 08/02/96 CHECK 249.50





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

RECEIVED OF _____

FOR _____

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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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
08/02/96	01			12:32 0001 2516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210340
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 12:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1070093