BOX 15

10172:262

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

John M McClearen Jr. Dee Ann M Clearen
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS 28th DAY OF AUGUST, 1996.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires:

WARRANTYDEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue, Suite 200
Franklin, TN 37064

96 AUG 29 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0219601
IDENTIF. # REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:

John Martin McClearen, Jr.
474 Brentview Hills Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
MID STATE FINANCIAL SERVICES
PO BOX 150865
NASHVILLE, TN 37215

MAP-PARCEL NUMBERS:
Map 160-4 Parcel 118

For and In Consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, The receipt and sufficiency of which is hereby acknowledged, William Hal Farnsworth and wife, Mary E. Farnsworth* hereinafter referred to as GRANTORS hereby transfer and convey to John Martin McClearen, Jr. and wife, Dee Ann McClearen, 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:

LAND in Davidson County, Tennessee being Lot No. 16 on the Plan of Brentview Hills, of record in Plan Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Hal Farnsworth and wife, Mary E. Farnsworth by deed from Theodore J. Payne and wife, Debora Gale Payne of record in Book 9225, page 235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive Covenants contained in instrument of record in Book 3345, page 205, said

*Mary E. Farnsworth and Mary Beth Farnsworth being one and the same person.

BOX 15

Register's Office. BOOK 10172 PG 263

Plan of record in Book 3300, pages 43 and 44, Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement of record in Book 6910, page 599, said Register's Office.

Taxes for the year(s) 1996 and therafter, a lien not yet due and payable.

This is improved property, known as 474 BRENTVIEW HILLS DRIVE, NASHVILLE, TENNESSEE 37220.

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 my hand this 28th day of August 1996.

William Hal Farnsworth
WILLIAM HAL FARNSWORTH

Mary E. Farnsworth
MARY E. FARNSWORTH
by William Hal Farnsworth
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HAL FARNSWORTH with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 1996.

Notary Public

My Commission Expires: 5-7-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said COunty, WILLIAM HAL FARNSWORTH, with whom I am personally acquainted, and who proved himself to be the attorney in fact of MARY E. FARNSWORTH, and who being authorized to do so acknowledged he executed to foregoing instrument for the purposes therein contained.

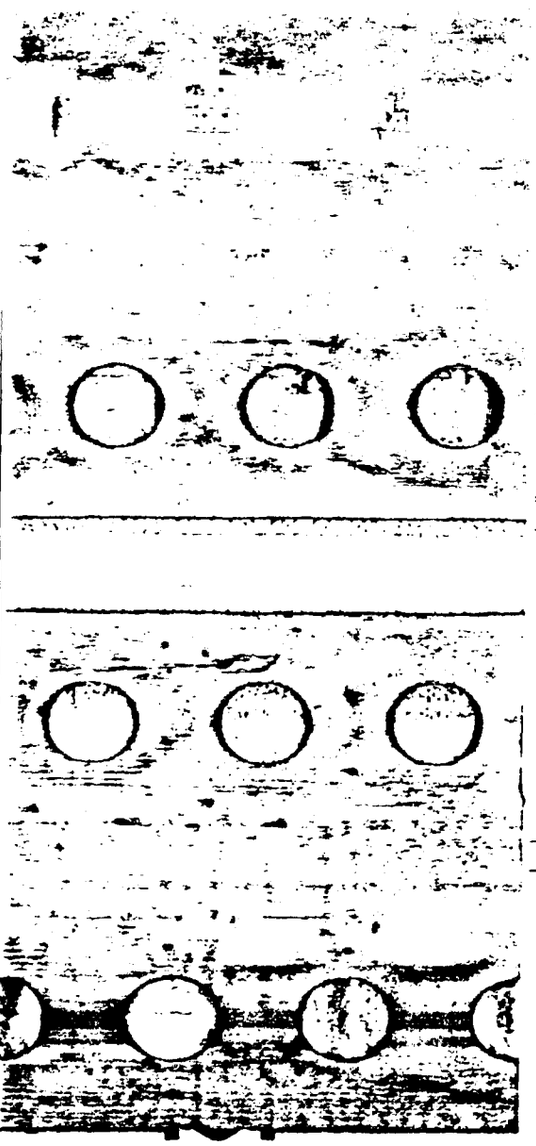
Witness my hand and official seal this 28 day of August, 1996.

Notary Public

My Commission Expires: 5-7-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2444 08/29 0101 03CHECK 658.35



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

RECEIVED OF _____

FOR _____

BOOK 10172 PG 264

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	
				175500.00
			CON TX	649.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	658.35
			CHECK	658.35
08/29/96	01	15:57	0001	2444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219601 IDENTIF. ↑ REFERENCE

96 AUG 29 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024969