FILE NO. 34830
FILE BOX "7"

BOOK 10176 PG 617

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 1996

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER E. O'DONNELL (NAME)	SAME (NAME)	181-215
5660 NOLENSVILLE RD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D-64222
NASHVILLE, TN 37211 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 DONALD CLEMONS and wife, VICTORIA CLEMONS and HOUSTON HILL and wife, PAMELA HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER E. O'DONNELL and wife, FAIRLIE A. O'DONNELL

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 the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

BEGINNING at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,067.19 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress easement from the northerly margin of Pettus Road; thence leaving the centerline of the said joint use ingress-egress easement and with the northerly line of Tract No. 15 of the J. D. Stevens Pettus Road Division North 85 degrees 18 minutes 47 seconds West passing a steel fence post at 25.00 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 200.00 feet to an iron pin; thence with the southerly line of Tract No. 13 of the J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement South 04 degrees 41 minutes 13 seconds West 200.00 feet to the point of beginning, containing 5.05 acres more or less.

BEING the same property conveyed to Donald Clemons and Houston Hill by deed from J. D. Stevens, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, of record in Book 9518, page 439, Register's Office for Davidson County, Tennessee. J. D. Stevens, Trustee and D. Stevens, Trustee are one and the same person. The said Victoria Clemons, wife of Donald Clemons and Pamela Hill, wife of Houston Hill, join in this convevance for the purpose of conveying whatever right, title and interest they might have in said property by reason of the marital estate or otherwise.

This is unimproved [X], improved [ ] property, known as PETTUS (House Number) ROAD (Street) ANTIOCH (P O Address) TN (City or Town) 37013 (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 this 15TH day of AUGUST, 1996

Donald Clemons
DONALD CLEMONS

Victoria Clemons
VICTORIA CLEMONS

Houston Hill
HOUSTON HILL

Pamela Hill
PAMELA HILL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONALD CLEMONS and wife, VICTORIA CLEMONS and HOUSTON HILL and wife, PAMELA HILL

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 15th day of August, 1996.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

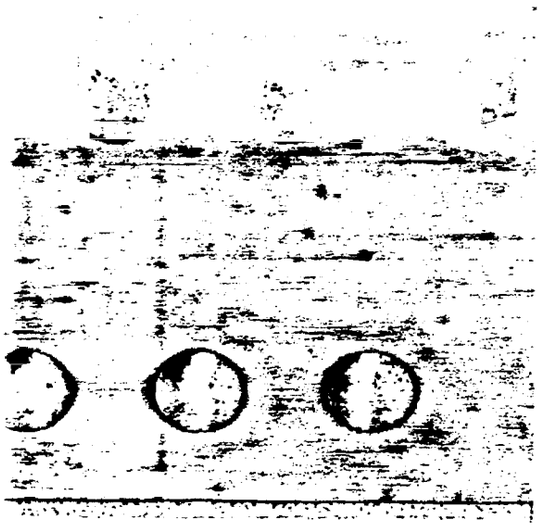
96 SEP -4 AM 8:56

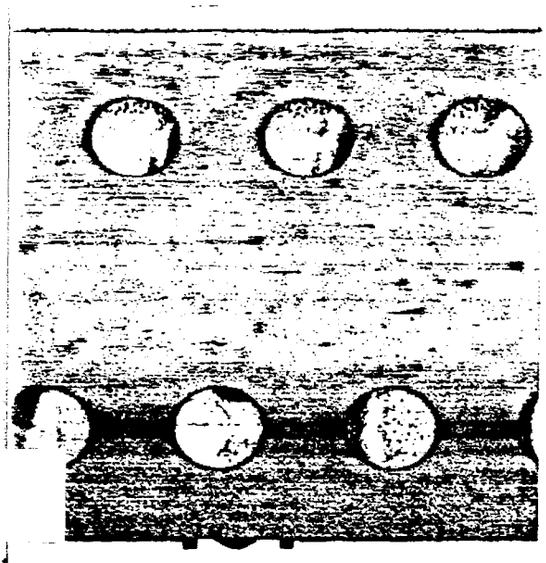
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

020843

3765 09/04 0101 03CHECK 201.40





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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 619

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	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	201.40
			CHECK	201.40
09/04/96	01		08:58 0001	3765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220843
IDENTIF. # REFERENCE

96 SEP -4 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026268