BOOK 10190 PG 582

0224967

IDENTIF. + REFERENCE

MAIL ENV.

96 SEP 13 PM 2:53

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM: Craig Deitschmann and wife, Rosemary M. Deitschmann

TO: Troy Clairday and Joe Clairday

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me this 9th day of September, 1996.

My Commission Expires: 03-25-2000

Notary Public

****

NAME/ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Troy Clairday & Joe Clairday 200 Shady Grove Road Nashville, Tennessee 37214	- Same -	84-16-162

****

FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Craig Deitschmann and wife, Rosemary M. Deitschmann hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Troy Clairday and Joe Clairday, Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Homer B. Glasgow Subdivision, of record in Plat Book 6200, Page 281, Register's Office for said County, to which reference is made for a mor complete description.
>
> Being the same property conveyed to Craig Deitschmann and wife, Rosemary M. Deitschmann by deed from Joe Hobbs and wife, Elizabeth Hobbs of record in Book 9461, page 975, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 200 SHADY GROVE,NASHVILLE, TENNESSEE 37214

TO HAVE AND TO HOLD 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 seised 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, his 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 9th day of September, 1996.

Craig Deitschmann

Rosemary M. Deitschmann

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Craig Deitschmann, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 9th day of September, 1996.

Notary Public

My Commission Expires: 03-25-2000

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Rosemary M. Deitschmann, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

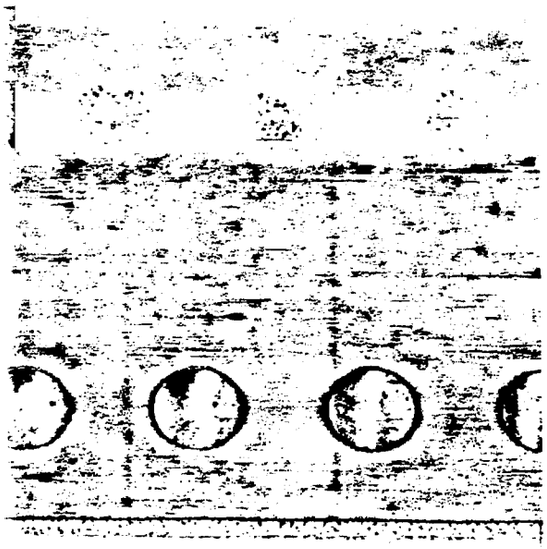
WITNESS my hand and official seal at Nashville, Tennessee this the 9th day of September, 1996.

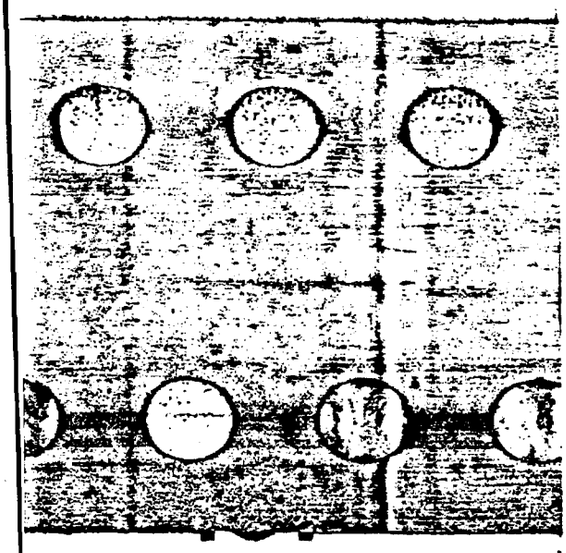
Notary Public

My Commission Expires: March 27, 1999

This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201

3201 09/13 01:00 PM CHECK 438-20





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

RECEIVED OF _____

FOR _____

BOOK 10190 PG 584

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	
				116000.00
			CON TX	429.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	438.20
			CHECK	438.20
09/13/96	01		14:56 0001	8201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224967
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030648