WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10201 PG 388

THIS INDENTURE, made and entered into as of the **18th** day of **September, 1996** by and between

ELEANOR RUTH CLEMONS, UNMARRIED ,

hereinafter referred to as Grantor, and

JERRY STALLONS and DEBORAH JOHNSON STALLONS, HUSBAND AND WIFE

,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A LOT NEXT TO ED LINDSEY 50 FEET FRONT BY 300 FEET BEING 50 FEET OF LOTS 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, AND 36 BLOCK W, IN THE HADLEY, BEING CITY SUBDIVISION OF THE HULME TRACT IN THE 4TH CIVIL DISTRICT, AS RECORDED IN BOOK 421 PAGE 120 R.O.D.C. TENNESSEE.

SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF CAPITAL ST., 75 FEET WEST OF UNIVERSITY ST. AND RUNNING NORTHWARDLY AT RIGHT ANGLES TO CAPITAL ST., 300 FEET ALONG THE COMMON LINE WITH ED LINDSEY TO A POINT, THENCE AT RIGHT ANGLES WESTWARDLY 50 FEET, THENCE AT RIGHT ANGLES SOUTHWARDLY 300 FEET TO THE MARGIN OF CAPITAL STREET, THENCE EASTWARDLY ALONG THE NORTH MARGIN OF CAPITAL STREET 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELEANOR RUTH CLEMONS BY DEED FROM HATTIE ALEXANDER CRITTENDEN HAYES AND HUSBAND, JIMMY HAYES OF RECORD IN BOOK 4870 PAGE 117 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

E.G.
C.M.

0228718
IDENTIF. ↑ REFERENCE

96 SEP 24 PM 2:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Charles S.S. McGowan

Eleanor Ruth Clemons McGowan
ELEANOR RUTH CLEMONS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ELEANOR RUTH CLEMONS, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **September, 1996**.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expiration: 3/25/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$40,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

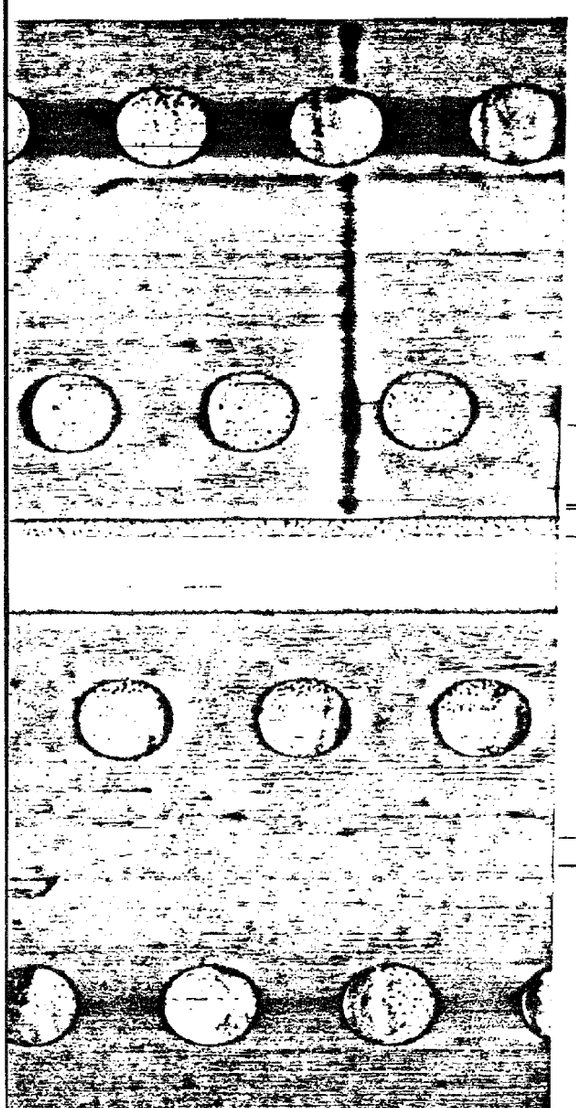
Affiant

Subscribed and sworn to before me this **18th** day of **September, 1996**.

Notary Public

Commission Expiration: 3/25/99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JERRY STALLONS DEBORAH JOHNSON STALLONS 418 CAPITOL STREET OLD HICKORY, TN 37138	418 CAPITOL STREET OLD HICKORY, TN 37138 MAP PARCEL NUMBER 63-8-35



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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 390

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 40500.00
				CON TX 149.85
				PRFEE 1.00
				WDEED 8.00
				TOTAL 158.85
				CHECK 158.85
09/24/96	01			14:15 0001 2196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228718
IDENTIF. ↑ REFERENCE

96 SEP 24 PM 2:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1034603