WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: 9-18-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Bird Derry (NAME)	NationsBanc Mortgage Corporation (NAME)	104-14B-4CO
104 Westwood Trace (ADDRESS)	P.O. Box 35140 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	

FOR AND 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, James H. Clark and wife, Mary Temple Ellis Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alicia Bird Derry and B. Robert Bird

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 Unit No. 4 on the Plan of Westwood Trace Condominium Site, of record in Book 6200, page 215, 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 James H. Clark and Mary Temple Ellis as tenants in common with right of survivorship, by deed from Jeffrey R. Fisher, unmarried, of record in Book 7229, page 476, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Upon oath, Mary Temple Ellis Clark warrants, covenants and certifies that she is one and the same person as Mary Temple Ellis.

unimproved ( )
This is improved (X) property, known as 104 Westwood Trace, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (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 s this 30th day of September 19 96

James H. Clark

Mary Temple Ellis Clark
by her 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, the within named James H. Clark XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 Brentwood, Tennessee, this 30th day of September 1996.

Commission expires 2-14-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ______ a Notary Public within and for the State and County aforesaid, personally appeared ______ and ______ with whom I am personally acquainted and who upon ______ oath(s) acknowledged ______ to be the ______ and ______ respectively of the ______ the within named bargainor, and corporation, and that ______ as such ______ and ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ______ as such ______, and attesting the same by the said ______ as such ______.

Witness my hand and official seal at office at ______ on this the ______ day of ______ 19______.

My commission expires ______

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James H. Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Temple Ellis Clark, and who acknowledged that he executed the same as the free act and deed of the said Mary Temple Ellis Clark. Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 1996.

My Commission Expires: 2-14-98

Notary Public

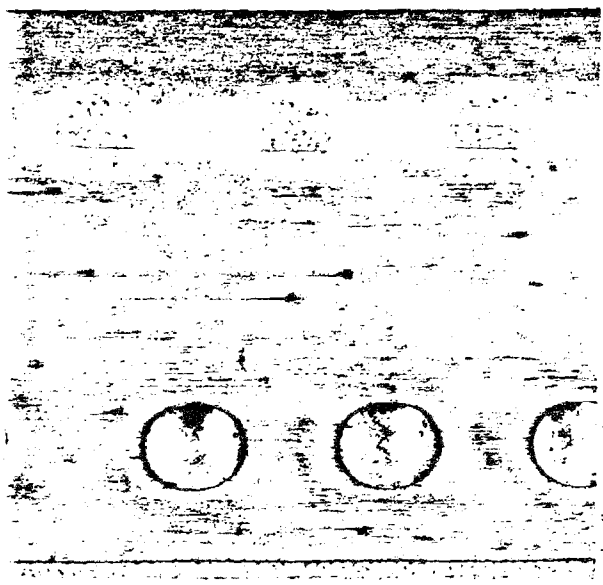
5044 10/01 0101 03CHECK 489.63

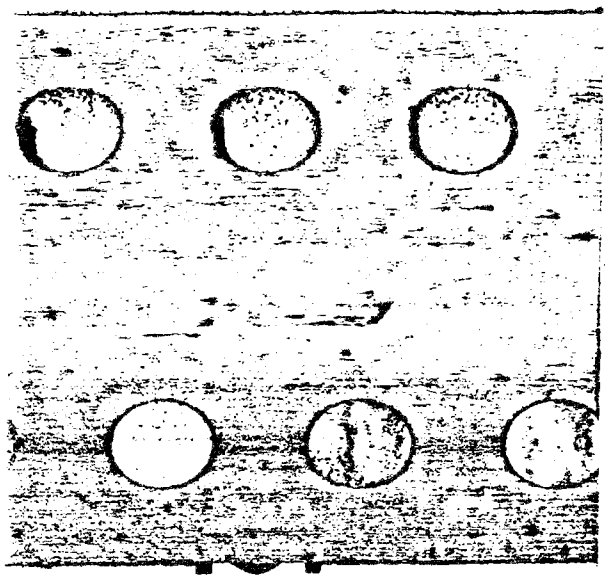
96 OCT -1 PM 1:18

0231437

IDENTIF. & REFERENCE

0231438





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10209 PG 759

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
			CART	
			129900.00	
			CON TX 480.63	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 489.63	
			CHECK 489.63	
10/01/96	01	13:21	0001 5044	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -1 PM 1:18

0231437

IDENTIF. A REFERENCE

REGISTER
DAVIDSON COUNTY, TN.

№ 1072133

No. [redacted]