0249734

IDENTIF. & REFERENCE

BOOK 10269 PG 435

96 NOV 25 AM 10:20

REGISTER
DAVIDSON CO., TN.

This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, Tn. 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Karen K. Dahlke	Fleet Mortgage Corp.	162-01-0-B-018.00C0
449 Claircrest Drive	P. O. Box 100562	
Antioch, TN 37013	Florence SC 29501-0562	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William A. Jones, a single person,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Karen K. Dahlke, a single person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 18 on the Plan of Clairmont, Phase I, of record in Book 6050, page 286, RODC, TN, to which reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to William A. Jones, unmarried, by deed from Clairmont Investors, a TN Joint Venture, of record in Book 7587, page 819, RODC, TN, rerecorded in Book 8576, page 245, RODC, TN. William A. Jones conveyed to William A. Jones and wife, Valerie L. Jones in Book 9035, page 531, RODC, TN, and Valerie Lamonia Windrow conveyed her interest to William A. Jones in Book 10046, page 615, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes have been paid.
2. Covenants, Conditions and Restrictions in Book 6988, page 542, RODC, TN.
3. All matters of record in Book 6050, page 286, RODC, TN.
4. By-Laws of record in Book 6988, page 552, RODC, TN.
5. Easement of record in Book 6719, page 701, RODC, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as:

449 Claircrest Drive, Antioch, TN 37013. BOOK 10269 PG 436

WITNESS MY HAND THIS 21st DAY OF NOVEMBER, 1996 IN FRANKLIN, TENNESSEE.

SELLER: William A. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **William A. Jones,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of November, 1996 in Franklin, TN.

Notary Public

My Commission Expires: 4/1/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,500.00.

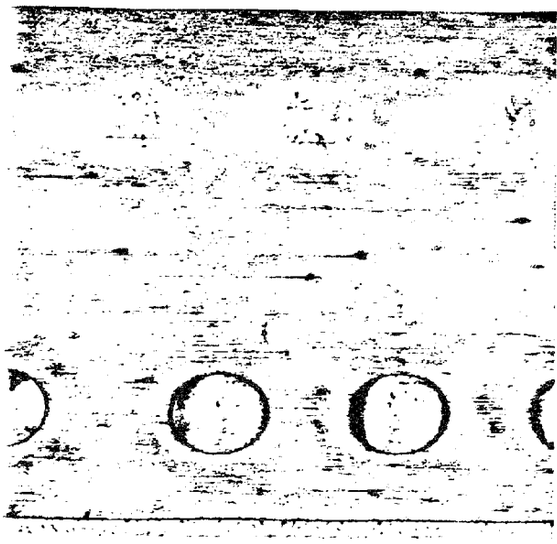
Affiant

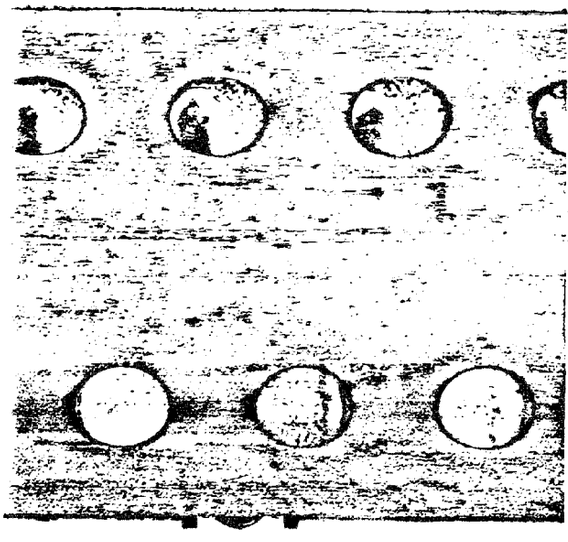
Sworn to and subscribed to me, the undersigned, this 21st day of November, 1996, in Franklin, Tennessee.

Notary Public

My Commission Expires: 4/1/97

9857 11/25 01:01 03CHECK 303.15





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

RECEIVED OF _____

FOR _____

BOOK 10269 PG 437

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 79500.00
				CON TX 294.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 303.15
				CHECK 303.15
11/25/96	01	10:21	0001	8857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV 25 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0249734

No. 1091550