Box 17

BOOK 10318 PG 789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Jack O. Loveday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack O. Loveday	Priority Mortgage, Inc.	MAP 43-5
(NAME)	(NAME)	
296 Garner Avenue	223 East Center Street	PARCEL 186
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(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, Virgil Davis Clouse, Jr. and wife, Grace Elaine Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack O. Loveday and wife, Velma Loveday

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 Lot No. 41 and the west 1/2 of Lot No. 40 of Block "B" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County.

Said Lot and said part of said lot adjoin and front together 75 feet on the south side of Garner Street and run back between lines, 145.5 feet on the west line of Lot No. 42 and 147 feet, more or less, on the east line of said part of Lot No. 40 to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Virgil Davis Clouse, Jr. and wife, Grace Elaine Clouse by deed from James V. Sisco of record in Book 4257, page 404, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 4822, page 752, said Register's Office.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 296 Garner Avenue, Madison, TN 37115
(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 8th day of January 19 97

Virgil Davis Clouse, Jr.

Virgil Davis Clouse, Jr.

Grace Elaine Clouse

Grace Elaine Clouse

BOOK 10318 PG 790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil Davis Clouse, Jr. and wife, Grace Elaine Clouse

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 8th day of January 19 97.

Commission expires 11/22/97

Laura A. Beasley
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_____.

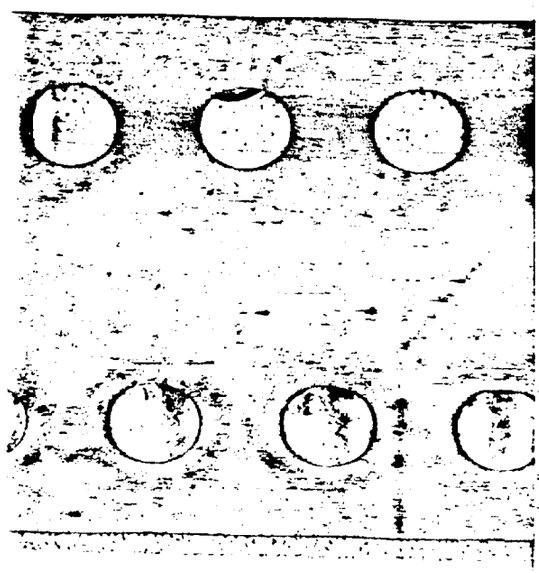
My commission expires _____

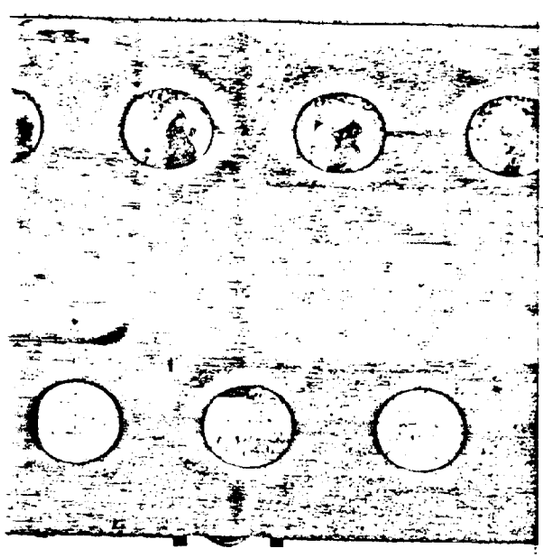
_____
Notary Public

4535 01/14 0101 03CHECK 300.93

97 JAN 14 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
1263897





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

RECEIVED OF _____

FOR _____

BOOK 10318 PG 791

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 78900.00
				CON TX 291.93
				PRFEE 1.00
				WDEED 8.00
				TOTAL 300.93
				CHECK 300.93
01/14/97	01			10:42 0001 4535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263897
IDENTIF. & REFERENCE

97 JAN 14 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107045