WARRANTY DEED

BOOK 10364 PG 43

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 11/25/2000
(SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Clark (NAME)	Timothy L. Clark (NAME)	071-15
1314B Stainback Avenue (ADDRESS)	4852 Cascade Drive (ADDRESS)	497.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	12DA53019

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, Carl L. Renegar, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Clark and wife, Tina P. Clark

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, and being Lot No. 131B on the plan of Zone Lot Division of Lot 131, Plan of Highland Land Co., of record in Book 429, Page 14, as amended in Book 6200, Page 376, said Register's Office.

Said Lot No. 131B fronts 25.0 feet on the westerly margin of Stainback Avenue and extends back between parallel lines 175.00 feet to an alley in the rear.

BEING the same property conveyed to Carl L. Renegar by deed from Secretary of Housing and Urban Development of record in Book 7968, Page 914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to setback lines and recorded easements of record in Book 429, Page 14, as amended in Book 6200, Page 376, said Register's Office.

This is the same description as in previous deed of record.

Spouse of Carl L. Renegar does not join in conveyance as property was not the Grantor's principal place of residence.

unimproved ( )
This is improved (X) property, known as 1314B Stainback Avenue, Nashville, Tennessee 37207
(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 my hand this 21st day of February 19 97

Carl L. Renegar

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl L. Renegar

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 21st day of February, 1997.

Commission expires 11/29/2000

Notary Public

TAMMY K. GIBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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____.

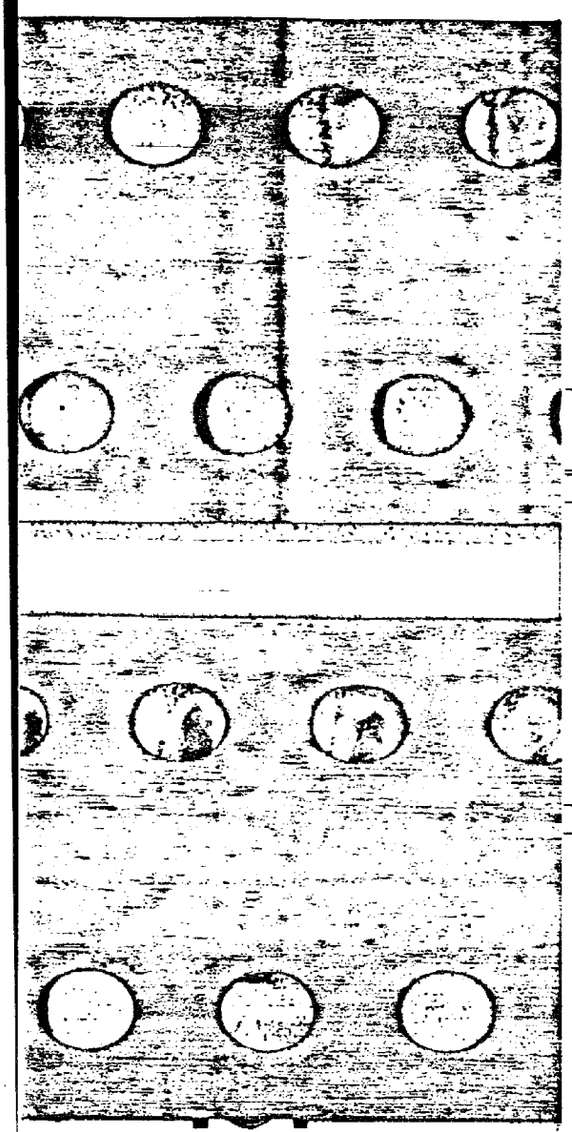
My commission expires _____

Notary Public

0277494
IDENTIF. & REFERENCE

97 FEB 28 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1185 02/28 0101 03CHECK 116.30



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

RECEIVED OF _____

FOR _____

BOOK 10364 PG 45

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAHT [illegible]
				CON TX 107.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 116.30
				CHECK 116.30
			02/28/97 01	14:20 0001 1185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277494
IDENTIF. # REFERENCE

97 FEB 28 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122093