BOOK 11441 PG 846

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **April, 1997** between **LEONARD LOWRY CLARK, A MARRIED MAN** , GRANTOR, and **CLAUDE GERALD HARBISON, JR.** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, INCLUDING A ONE-HALF UNDIVIDED INTEREST IN AND TO THAT CERTAIN INDEBTEDNESS FROM ANDREA M. BEAUDET, UNMARRIED, TO CITY FEDERAL SAVINGS BANK, OF RECORD IN BOOK 7205, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBSEQUENTLY ASSIGNED TO AMERICAN SAVINGS BANK, ONE-HALF OF THE PAYMENT FOR WHICH THE GRANTEEs HEREBY EXPRESSLY ASSUMEs, GRANTOR AND GRANTEE BEING EQUALLY RESPONSIBLE FOR THE PAYMENT OF THE ENTIRE SAID INDEBTEDNESS, the receipt of which is hereby acknowledged, LEONARD LOWRY CLARK, A MARRIED MAN, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto CLAUDE GERALD HARBISON, JR., hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, A ONE-HALF UNDIVIDED INTEREST IN AND TO certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3258 LUANN DRIVE, ANTIOCH, TN 37013.

JUDITH G. CLARK **, WIFE of the GRANTOR herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR and GRANTEE on the day and year first above written.

LEONARD LOWRY CLARK
Signature of Seller

7037 05/05 0101 03CHECK 100.87

JOINED BY:

CLAUDE GERALD HARBISON, JR.

97 MAY -5 PM 12:28
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10441 PG 847

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLAUDE GERALD HARBISON, JR.**, 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/they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 23rd day of April, 1997.

Denise C. Allis
Notary Public

My commission expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEONARD LOWRY CLARK and HIS WIFE,** Judith G. Clark, 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 **23rd** day of **April, 1997.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

CLAUDE GERALD HARBISON, JR.

Property Address:

3258 LUANN DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

AMERICAN SAVINGS BANK
P.O. BOX 5036
LAKE FOREST, CA 92630-8536

Map & Parcel #: MAP 150-10, PARCEL 118

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$29,151.96** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **April, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10441 PG 848

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 29B of the Zone Lot Division of Lots 21 through 30, CHERRY HILLS, SECTION 12, as of record in Book 6250, page 466, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to LEONARD LOWRY CLARK, A MARRIED MAN, by Deed from ANDREA M. BEAUDET, UNMARRIED, of record in Deed Book 8187, Page 529, Register's Office for DAVIDSON County, Tennessee.
BY THE EXECUTION OF THE HEREIN DEED, PROPERTY IS NOW VESTED IN LEONARD LOWRY CLARK, AN UNDIVIDED ONE-HALF INTEREST, AND CLAUDE GERALD HARBISON, JR., AN UNDIVIDED ONE-HALF INTEREST.

EXHIBIT 'B'

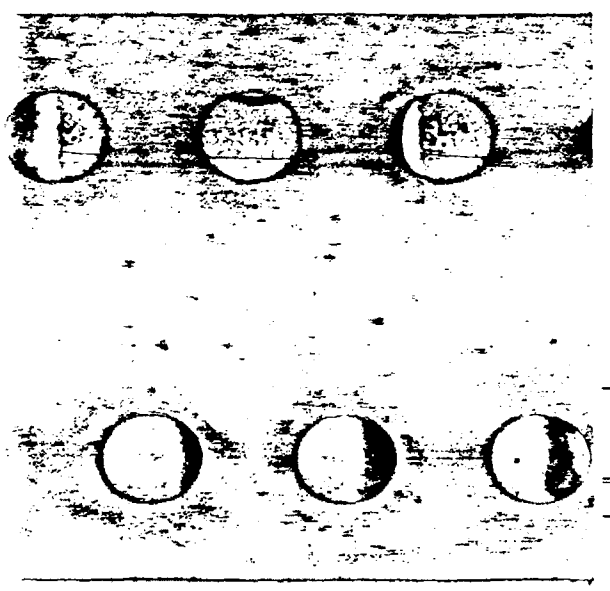
1. All real property taxes for the year 1997 and subsequent years not yet due and payable (1996 taxes paid).

2. All matters set forth on the Plan Of record in Book 6250, page 466aid Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., which may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 6208, Page 973, and re-recorded in Book 6441, page 878, Book 6436, page 642, as amended in Book 6502, page 152, and Book 6250, page 466, Register's Office for DAVIDSON County, Tennesse.

4. Deed of Trust securing the payment of a Promissory Note to City Federal Savings Bank executed 4/14/87, by Andrea M. Beaudet, unmarried, in the original principal amount of $61,138.00, of record in Book 7205, page 178, said Register's Office, due and payable as set forth therein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

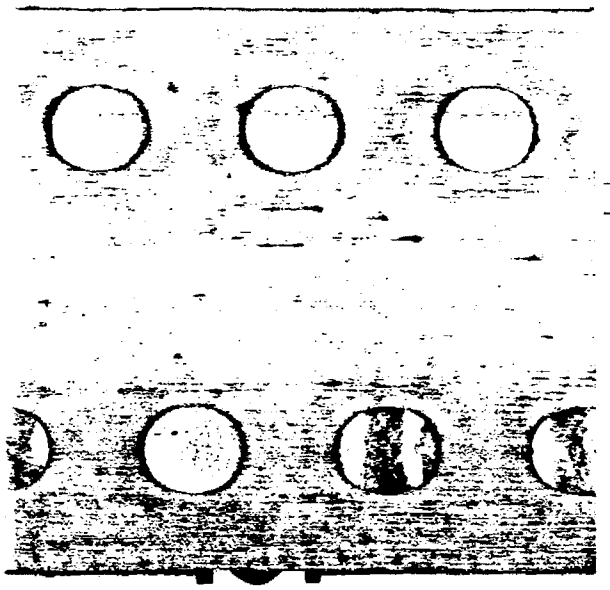
RECEIVED OF _____

FOR _____

Book 10441 Pg 849

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 29151.96
CON TX 107.87
PRFEE 1.00
WDEED 12.00
TOTAL 120.87
CHECK 120.87

05/05/97 01 12:30 0001 7037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03012287
IDENTIFICATION REFERENCE

97 MAY -5 PM 12:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1147107