BOOK 10466 PG 916

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37070-0485

Map: 53
Group: 5
Parcel: 37

Send Tax Bills to :
Brad & Rhonda Cleary
1261 Cheyenne Boulevard
(address)
Madison, TN 37115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Elizabeth M. Holcomb., have bargained and sold and by these presents do hereby transfer and convey unto, Brad Cleary and wife Rhonda Cleary their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 125 on the Plan of Sequoia Valley, Section 3, of record in Book 4460, Page 83, and more particularly described as follows:
Said Lot No. 125, which is a corner lot, fronts 98.4 feet on the easterly margin of Cheyenne Boulevard and fronts 95 feet on the northerly margin of Canton Pass, said frontages being joined by a curve having a length of 39.27 feet, extends back 120 feet on the northerly line and 123.4 feet on the easterly line to a point of interseciton.
Being the same property conveyed to Elizabeth M. Holcomb by deed from James W. Adams and wife, Marion M. Adams of record in Book 5564, Page 599, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Brad Cleary and wife Rhonda Cleary their heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Brad Cleary and wife Rhonda Cleary, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Brad Cleary and wife Rhonda Cleary, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 23rd day of May, 1997.

Elizabeth M. Holcomb
Elizabeth M. Holcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Elizabeth M. Holcomb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN this 23rd day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan 20, 1998

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$94,500.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Schauntahl Ambrose
AFFIANT

Subscribed and sworn to before me this the 23rd day of May, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

Jan 20, 1998

0308735
IDENTIF. # REFERENCE
PICK-UP
97 MAY 27 AM 11:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5207 05/27 0101 03CHECK 358.65

ALTA Commitment
Schedule C

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

RECEIVED OF _____

FOR _____

BOOK 10466 PG 918

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 94500.00
				CON TX 349.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 358.65
				CHECK 358.65
05/27/97	01			11:47 0001 5207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308735
IDENTIF. # REFERENCE

97 MAY 27 AM 11:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 11