0312675

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 JUN -5 PM 1:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh) Title No: 38858
Dav. Co. File: Box 8

BOOK 10482 PG 297

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Herbert L. Clark Rosa M. Clark 153 Queens Lane Nashville, TN 37218	Standard Federal Savings Bank 2600 W. Big Beaver Road Troy, MI 48084

TAX MAP-PARCEL NUMBERS: 69-16-172

9494 06/05 0101 03CHECK 297.53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 76900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne J. Hazelwood, married, heir at law of Jack Burns** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Herbert L. Clark and spouse, Rosa M. Clark,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee described according to a mortgage loan inspection by John Kohl & Co., P.C. dated May 14, 1997, File #28707-C, as follows:

BEGINNING at a point on the center line of North Hydes Ferry Road, said point being the northwesterly front corner of the property formerly conveyed to Boguskie (Book 2904, Page 289, said Register's Office); Thence, leaving North Hydes Ferry Road, in a southwesterly direction with Boguskies northwesterly line, 220 feet, more or less, to a point; Thence, continuing in a southwesterly direction 58 feet, more or less, to a point; Thence, in a northwesterly direction 34 feet, to a point; Thence, continuing in a northwesterly direction 100 feet, to a point, located on the southeasterly margin of Manchester Avenue; Thence, in a northeasterly direction, with the southeasterly margin of said Manchester Avenue, 200 feet to a point located on the center line of North Hydes Ferry Road; Thence in a southeasterly direction with said center line 23.4 feet, to a point; Thence, in an easterly direction with said center line 98.5 feet, to a point; Thence, continuing with said center line 19.5 feet, to the point of beginning.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no. 28707-C, Dated May 14, 1997.

BEING the same property conveyed to Jack G. Burns and wife, Mary E. Burns, by deeds of record in Book 1853, Page 477, Book 2034, Page 282, Book 2151, Page 121, and in Book 2137, Page 575 Register's Office for said County. Mary E. Burns died, leaving Jack G. Burns as surviving tenant by the entirety. Jack G. Burns has since died unmarried and intestate. The said Anne J. Hazelwood is Jack G. Burns sole Heir at law.

Grantor quitclaims and conveys to Grantee, but does not warrant title to Grantee to the following described property.

LAND in Davidson County, Tennessee described according to a mortgage loan inspection by John Kohl & Co., P.C. dated May 14, 1997, File #28707-C, as follows:

BEGINNING at a point located on the southwesterly rear corner of the tract conveyed formerly to Boguskie (Book 2904, Page 289, said Register's Office); Thence leaving said corner

in an easterly direction 100 feet, to a point; Thence, leaving said corner in an easterly direction 100 feet, to a point,; Thence, in a southwesterly direction 70 feet to a point; Thence, in a northwesterly direction 100 feet, to a point; Thence in a northeasterly direction 58 feet, more or less to the point of beginning.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no. 28707-C, Dated May 14, 1997.

William Eugene Hazelwood joins in this transaction to convey any and all marital interest he may have in the subject property.
This is improved property, known as: 3319 North Hydes Ferry Road, Nashville, TN 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1997.

Anne J. Hazelwood
Anne J. Hazelwood

William E. Hazelwood
William Eugene Hazelwood

State of Tennessee
County of Davidson

On this 30th day of May, 1997, before me the undersigned authority, personally appeared **Anne J. Hazelwood and William Eugene Hazelwood**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution was free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 76900.00

Anne J. Hazelwood
Affiant

Sworn and subscribed before me on the 30th day of May, 1997.

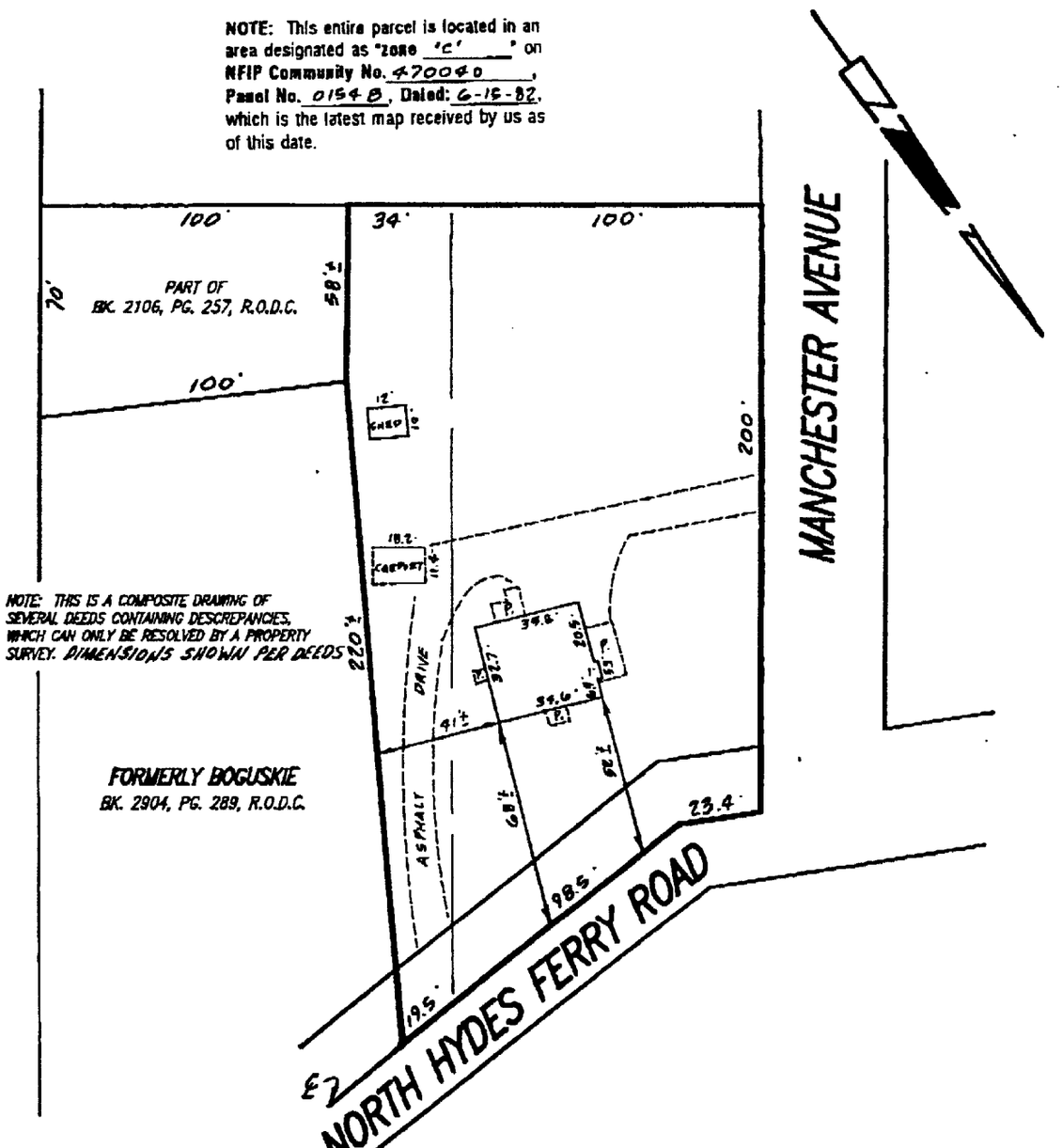
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

Exhibit A

BOOK 10482 PG 299

NOTE: This entire parcel is located in an area designated as "zone 'C'" on NFIP Community No. 470040, Panel No. 0154 B, Dated: 6-15-82, which is the latest map received by us as of this date.



MORTGAGE LOAN INSPECTION

OWNER: HERBERT L. & ROSA M. CLARK

SCALE: 1" = 50' DATE: MAY 14, 1997

PROPERTY LOCATED: 3319 NORTH HYDES FERRY ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TRACTS AND IMPROVEMENT, BEING ALL OF THE PROPERTY DESCRIBED IN (BOOK 2151 – PAGE 121 – R.O.D.C. AND BOOK 2137 – PAGE 575 – R.O.D.C.) AND THE REMAINING PART OF THE PROPERTY DESCRIBED IN (BOOK 2034 – PAGE 282 – R.O.D.C. AND BOOK 1853 – PAGE 477 – R.O.D.C.)

RECORDED:

FILE NO. 28707-C - 3/1

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited monumented survey done under the authority of TCA 62-18-123 for the use of the lender. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

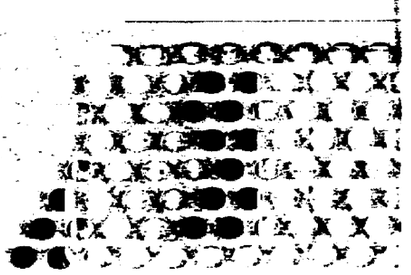
By: _____

SIGNED: JOHN KOHL & COMPANY, P.C.

LESLIE FLOWERS TENNESSEE No. 1859

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

RECORDER'S 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 10482 PG 300

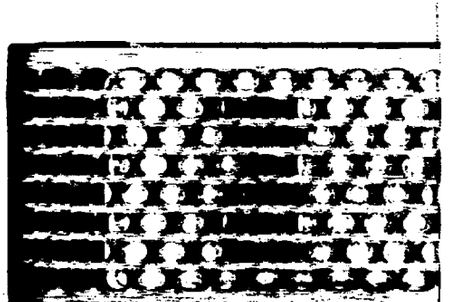
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76900.00
CON TX 284.53
PRFEE 1.00
WDEED 12.00
TOTAL 297.53
CHECK 297.53

06/05/97 01 13:30 0001 9494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03126775
IDENTIF. # REFERENCE

97 JUN -5 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159414