File Box 9B

First Title and Escrow Company, Inc.

# WARRANTY DEED

BOOK 10517 PG 834

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd. Ste 100
Nashville, Tennessee 37215

No. 14698

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES MICHAEL CLAPPER | NEW OWNERS | 145 |
| (NAME) | (NAME) | |
| 1807 Tyne Boulevard | | 89 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | | FH 09060 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, THOMAS N. BAINBRIDGE AND WIFE, REBECCA T. BAINBRIDGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES MICHAEL CLAPPER AND WIFE, DEBORAH MUSGROVE CLAPPER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Tyne Hill Estates, as of record in Plat Book 4175, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas N. Bainbridge and wife, Rebecca T. Bainbridge by deed from Thomas O. H. Smith, Jr. and wife, Barbara N. Smith of record in Book 9903, page 932, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4254, page 520; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 27, said Register's Office.

032291

IDENTIFICATION REFERENCE

97 JUL -3 PM 1:48

FELIX Z. NELSON IV REGISTER
DAVIDSON COUNTY, TN

0782 07/03 0101 03CHECK 1267.00

unimproved ( )
This is improved (X) property, known as 1807 Tyne Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June, 19 97.

Thomas N. Bainbridge
THOMAS N. BAINBRIDGE

Rebecca T. Bainbridge
REBECCA T. BAINBRIDGE

BOOK 10517 PG 835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS N. BAINBRIDGE AND WIFE, REBECCA T. BAINBRIDGE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 97.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

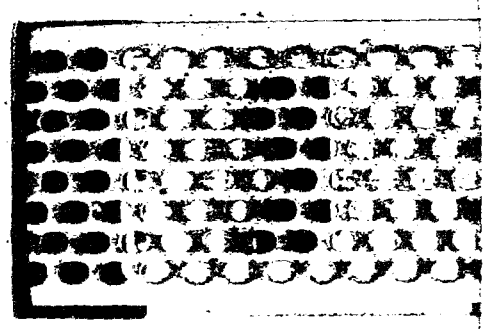
Notary Public

WARRANTY DEED

FROM
THOMAS N. BAINBRIDGE AND WIFE, REBECCA T. BAINBRIDGE

TO
JAMES MICHAEL CLAPPER AND WIFE, DEBORAH MISGROVE CLAPPER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10517 PG 836

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 8.00
TOTAL 1267.00
CHECK 1267.00

07/03/97 01 13:49 0001 0782

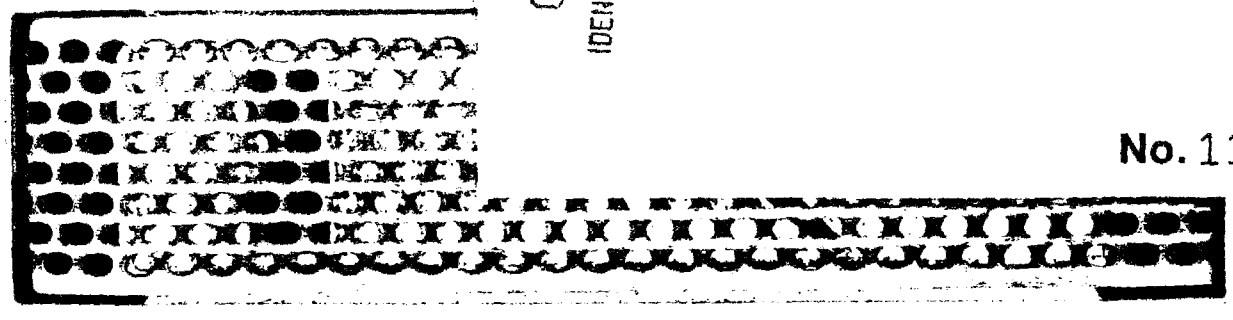
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JUL -3 PM 1:48

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

0322941

IDENTIFICATION REFERENCE



No. 1170553