BOOK 10598 PG 193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF August, 19 97

Notary Public

MY COMMISSION EXPIRES: 4-11-98
(AFFIX SEAL)

DONALD R. BARRETT NOTARY PUBLIC STATE AT LARGE WILLIAMSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Clarke, III	NationsBanc Mortgage Corporation	MAP 115-4, 71
(NAME)	(NAME)	
729 Darden Place	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lifford Lee Lancaster and wife, Teri Lancaster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Clarke, III and wife, Jill C. Clarke

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, being Lot No. 196 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Book 2331, page 27, Register's Office for said County.

Said Lot No. 196 fronts 170 feet on the southwesterly margin of Darden Place and extends back 321.54 feet on the northwesterly line and 332.00 feet on the southwesterly line to a deed line in the rear, measuring 170.32 feet thereon.

Being the same property conveyed to Lifford Lee Lancaster by deed from Daniel Ray Coker and wife, Patricia B. Coker of record in Book 7883, page 88, and by Quitclaim Deed from Shannon B. Lancaster, of record in Book 10378, page 974, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 2331, page 27, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Teri Lancaster joins, in this transaction to convey any and all interest she may have in the subject property.

unimproved ( )
This is improved (X) property, known as 729 Darden Place, Nashville, TN 37205
(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 our hand s this 29th day of August, 19 97

Lifford Lee Lancaster

Teri Lancaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lifford Lee Lancaster and wife, Teri Lancaster

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of August

Commission expires 11-30-97

Notary Public

DUNCAN R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON 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_____.

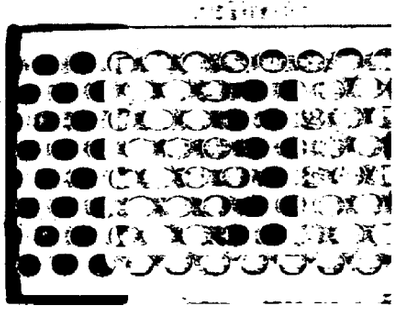
My commission expires _____

Notary Public

0345518
IDENTIF. & REFERENCE

97 SEP -5 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5373 09/05 0101 03CHECK 1165.25



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

RECEIVED OF _____

FOR _____ BOOK 10598 PG 195

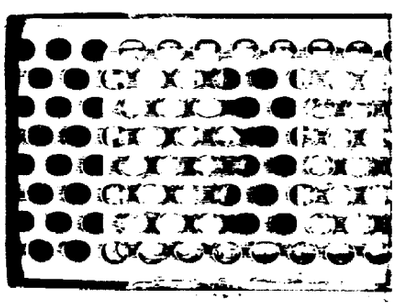
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 312500.00
CON TX 1156.25
PRFEE 1.00
WDEED 8.00
TOTAL 1165.25
CHECK 1165.25

09/05/97 01 12:53 0001 5373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345518
IDENTIF. # REFERENCE

97 SEP -5 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1194843