BOOK 10726 PG 554

G71832
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

THIS THE 15TH DAY OF DECEMBER, 1997.

Notary Public

(AFFIX SEAL)

My Commission Expires: Sept 17, 2001

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):
MARK & JUDY RODRIQUEZ
5015 BONNAVISTA DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SAME

MAP & PARCEL NOS.
71-15-257.00
71-15-256.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, LUTHER CLEMONS AND WIFE, MARTHA JO CLEMONS (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said MARK RODRIQUEZ AND WIFE, JUDY RODRIQUEZ, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 4 and 5 on the Plan of Joe Brown Estates, of record in Book 843, page 107, Register's Office for Davidson County, Tennessee.

Said Lots No. 4 and 5 front together 100.0 feet on the easterly margin of 4th Street, formerly Lischey Avenue, and extend back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to Luther Clemons and wife, Marth Jo Clemons by deed of record in Book 5614, page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as 1307 & 1309 Lischey Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hand(s) this the 15th day of December, 1997.

Luther Clemons

Luther Clemons

Martha Jo Clemons

Martha Jo Clemons

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Luther Clemons and wife, Martha Jo Clemons, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of December, 1997.

Gina Lynn Rhodes

NOTARY PUBLIC

My Commission Expires: Sept 17, 2001

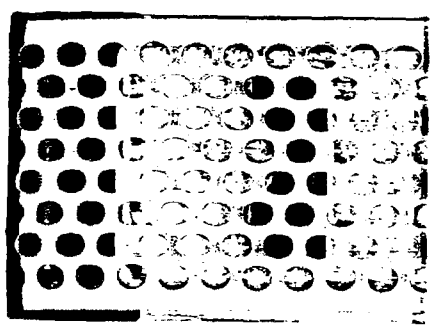
GINA LYNN RHODES NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

97 DEC 18 AM 8:19

03816 25

IDENTIFICATION REFERENCE

2777 12/18 0101 03CHECK 379.00



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

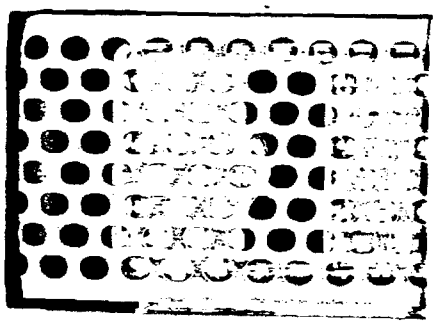
RECEIVED OF _____

FOR _____

BOOK 10726 PG 556

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/97 01 08:53 0001 2777

0381625
IDENTIF. & REFERENCE

97 DEC 18 AM 8:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1233524