#15271
File Box 9-B
First Title and Escrow Company, Inc.

BOOK 10802 PG 533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BASCOMB W. THOMAS (NAME)	PNC Mortgage Corp. of America (NAME)	Map 117-02-C
672 Timber Lane (ADDRESS)	75 North Fairway Drive (ADDRESS)	Parcel 37CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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, Frank G. Clement, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BASCOMB W. THOMAS AND WIFE, SUZANNE C. THOMAS

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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to: (1) 1998 Taxes, which have bee prorated and assumed by the Grantees; (2) Restrictions of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, and Book 9746, page 83; (3) Easements of record in Book 4067, page 947; (4) Agreement of record in Book 3907, page 839, and Book 4171, page 752; *and (6) All matters appearing on the Plan of record in Plat Book 3700, pages 111 and 112, said Register's Office.
*(5) Charter of record in Book 8129, page 118 and in Book 8500, page 717;

The herein described property is not the primary place of residence of Grantor or his spouse.

unimproved ( )
This is improved (X) property, known as 672 Timber Lane, Nashville, Tennessee 37215
(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 my hand this 16th day of February 19 98

Frank G. Clement, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank G. Clement, Jr.

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February 19 98.

Commission expires 1-20-99

Notary Public

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

0402954
RECORDED & FILED FOR REFERENCE
98 FEB 20 PM 1:02

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 37 together with carport designated 37A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, and Book 9746, page 83, said Register's Office.

Being the same property conveyed to Mrs. Lucille Clement by deed from Elizabeth English of record in Book 4445, page 645, said Register's Office. Mrs. Lucille Clement has since died and devised said property to Robert Nelson Clement and Frank Goad Clement, Jr. by Will of record in Will Book 203, page 294, Probate Court for Davidson County, Tennessee. Robert N. Clement, being one and the same person as Robert Nelson Clement, has subsequently conveyed his 1/2 undivided interest in said property to Frank G. Clement, Jr. by deed of record in Book 10382, page 75, Register's Office for Davidson County, Tennessee. Frank G. Clement, Jr. being one and the same person as Frank Goad Clement, Jr.

5806 02/20 0101 03CHECK 678.63

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

RECEIVED OF _____

FOR _____

BOOK 10802 PG 536

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
179900.00
CON TX 665.63
PRFEE 1.00
WDEED 12.00
TOTAL 678.63
CHECK 678.63
02/20/98 01 13:02 0001 5813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402954
IDENTIFICATION REFERENCE

98 FEB 20 PM 1:02

DAVIDSON COUNTY TN

No. 1256299