BOOK 10938 PG 190

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Tuwana F. Clark	**SAME**	**50-3-B-24CO**
1046 Mulberry Way		
Nashville, TN 37207		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $98,500.00.

Tuwana F. Clark
Affiant

Subscribed to and sworn before me this 24th day of April, 1998.

LaSonia D. Mason
Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DAN H. SHIPLEY, unmarried, hereinafter called "GRANTOR", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said TUWANA F. CLARK, unmarried, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Mulberry Downs, Phase 1, as of record in Book 7900, pages 84 through 88, Register's Office for Davidson County.

Said Lot No. 24 fronts 37.23 feet on the northerly margin of Mulberry Way and extends back 91.71 feet on the westerly line and 95.22 feet on the easterly line to a dead line in the rear measuring 49.97 feet thereon.

Being the same property conveyed to Dan H. Shipley and wife, T. Louise Shipley, by deed from Phillips Builders, Inc. of record in Book 8384, page 62, and re-recorded in Book 10600, page 790, Register's Office for Davidson County, Tennessee, and by Deed of Correction in Book 10679, page 248, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Dan H. Shipley by Quitclaim Deed from T. Louise Shipley in Book 8534, page 128, re-recorded in Book 10600, page 792, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of Correction in Book 10679, page 250, Register's Office for Davidson County, Tennessee.

This is improved property known as 1046 Mulberry Way, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. I covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

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

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

Witness my hand this 24th day of April, 1998.

Dan H. Shipley

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN H. SHIPLEY, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of April, 1998.

Notary Public

My Commission Expires: 3/24/2001

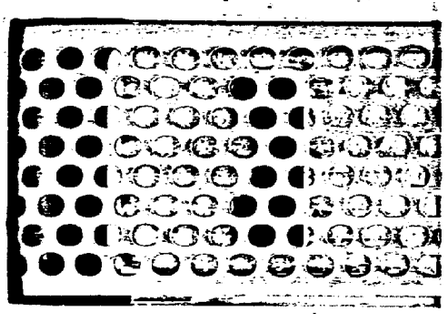
LA SONIA F. MOSS NOTARY PUBLIC AT LARGE TENN.

0439935
IDENTIF. & REFERENCE

98 MAY 19 PM 1:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9460 05/19 0101 03CHECK 3



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

RECEIVED OF _____

FOR _____

BOOK 10938 PG 192

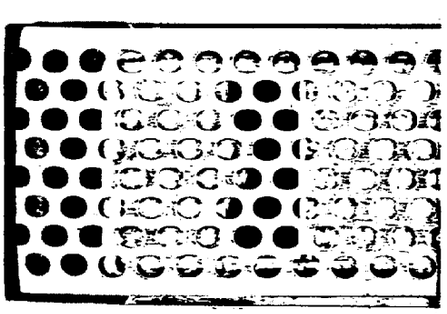
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9460

0439935
IDENTIF. REFERENCE
98 MAY 19 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



No. 1295445