BOOK 10938 PG 836

5

WARRANTY DEED

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

N0398-331L

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Bundy	Amsouth Bank	MAP 117.6
(NAME)	(NAME)	
2302 Woodmont Boulevard	601 Market Center	PARCEL 92
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Chattanooga, TN 37402	
(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, Michael R. Clardy and wife, Melanie B. Clardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Bundy and wife, Kimberly J. Bundy

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 described as follows:

Being the easterly 40 feet of Lot No. 34 and the westerly 75 feet of Lot No. 35 on the plan of E. L. Hampton's Subdivision, called Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, further described as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 225 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 115 feet to a point 260 feet easterly from the corner of Lots Nos 33 and 34; thence northwardly 365 feet, more or less, to the southern boundary lne of Lots No. 24 on said plan; thence westwardly and parallel with said Boulevard 115 feet to a point 225 feet west of the center line of said 23rd Avenue South; thence southwardly and parallel with said 23rd Avenue South, 365 feet, more or less, to the beginning.

Being the same property conveyed to Michael R. Clardy and wife, Melanie B. Clardy by deed from Bobby Clay Sircy, Jr. and wife, Karen West Sircy of record in Book 9659, Page 658, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8996, Page 811, Register's Office for said County.

CONTINUED

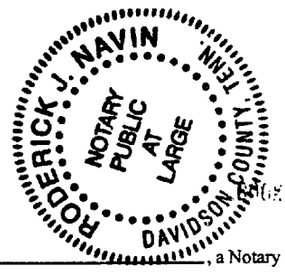
unimproved ( )
This is improved (X) property, known as 2302 Woodmont Boulevard, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S. this 12th day of May 19 98

Michael R. Clardy

Melanie B. Clardy



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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 Michael R. Clardy and wife, Melanie B. Clardy

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 Brentwood, Tennessee, this 12th day of May 19 98.

Commission expires 3/24/01

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

9625 05/20 3:01 03CHECK 1677.63

0440092

IDENTIF. & REFERENCE

98 MAY 20 AM 9:13

REGISTER
DAVIDSON COUNTY, TN.

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LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

MBC
MBC

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

RECEIVED OF _____

FOR _____ Book 10938 Pg 539

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 449900.00
CON TX 1664.63
PRFEE 1.00
WDEED 12.00
TOTAL 1677.63
CHECK 1677.63

05/20/98 01 09:14 0001 9625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440092
IDENTIF. & REFERENCE

98 MAY 20 AM 9:13
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1295608