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BOOK 11335 PAGE 728

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Michael D Claywell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Claywell (NAME)	CTX Mortgage Company (NAME)	096-10
2931 Dunmore Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	231.00

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 L. Selman and wife, Judy L. Selman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Claywell, unmarried

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:

Being all of Lot No. 310 on the map of Cloverhill, Section VII, as shown by plat and survey of record in Book 2133, page 92, of the Register's Office for Davdison County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank L. Selman and wife, Judy L. Selman by deed from Dorothy Woehnker, married, formerly Dorothy Allen of record in Book 9717, page 219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2133, page 92; restrictions of record in Book 2145, page 262 and Book 2273, page 88; and easement of record in Book 6171, page 912; all of record in the Register's Office for Davidson County, Tennessee.

7635
CROSS REFERENCE
IDENTIF.
99 FEB 10 PM 1:56
CLERK & MASTER'S OFFICE
DAVIDSON COUNTY, TN.

4398 02/10 0101 03CHECK 305.15

unimproved ( )
This is improved (X) property, known as 2931 Dunmore Drive, Nashville, Tennessee 37214
(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 5th day of February, 1999

Frank L. Selman

Judy L. Selman

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank L. Selman and wife, Judy L. Selman

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 25th day of February 1999.

Commission expires 3-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires
March 27, 1999

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

WARRANTY DEED

FROM

Frank L. Selman and wife, Judy L. Selman

TO

Michael D. Claywell

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11335 PAGE 730

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0547635
IDENTIF. & REFERENCE
99FEB 10 PM 1:56
REGISTER
DAVIDSON COUNTY, TN.

CAMT	79500.00
CON TX	294.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	305.15
CHECK	305.15

02/10/99 01 13:55 0001 4398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423684