39-B

WARRANTY DEED

BOOK 11407 PG. 234

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9-29-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRAVIS M. CLARK (NAME)	SAME (NAME)	MAP 118-5B
1017 Clayton Avenue (ADDRESS)	(ADDRESS)	PARCEL 004.00CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	16DA-40683

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, TIMOTHY L. BENNETT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRAVIS M. CLARK AND WIFE, ANNE S. CLARK

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, being Unit No. D of Clayton Avenue Condominiums, a Horizontal Property Regime,created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated,and as established by a Master Deed of record in Book 10305, page 84, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to Exhibit "B" to the Master Deed for Clayton Avenue Condominiums for the plat, as of record in Book 10305, page 104, Register's Office for said County, for a more complete identification and description of such unit.

BEING the same property conveyed to Timothy L. Bennett, Unmarried, by Deed from The Phoenix Building Group, Inc., a Tennessee corporation, of record in Book 10310, Page 373, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed of record in Book 10305, Page 84, and By-Laws in Book 10305, page 105, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 1017 Clayton Avenue, Nashville, TN 37204
(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 29th day of March 19 99

Timothy L. Bennett by Jeff Wamble atty. in fact.
TIMOTHY L. BENNETT

BY:
JEFF WAMBLE, ATTORNEY IN FACT

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

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

CONTINUATION OF LEGAL DESCRIPTION

THIS instrument is being executed in behalf of Timothy L. Bennett, Unmarried pursuant to a Power of Attorney executed by same on the 16th day of February, 1999, and being filed for record simultaneously herewith.

Timothy L. Bennett and Tim Bennett are one and the same person.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of March, 1999, before me personally appeared JEFF WAMBLE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY L. BENNETT and acknowledged that he executed the same as the free act and deed of said TIMOTHY L. BENNETT.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0567617

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:58

PAUL LANNEAU REGISTER
DAVIDSON COUNTY, TN.

RECEIPT 0101 CHECK 0750 $9.00

906.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11407 PG. 236

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

0567617

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT	161000.00
CON TX	595.70
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	606.70
CHECK	606.70

03/30/99 01 14:58 0001 5485

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444545