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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11460 PG. 393

#16389

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
NEIL KUNKEL (NAME)	NEW OWNER (NAME)	130-1
120 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	174
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	07DZ30220

FOR AND IN 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, JOHN O. CLAYTON, JR. AND WIFE, MARGUERITE H. CLAYTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL KUNKEL AND WIFE, PAULA WALKER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 120 on the Plan of Resubdivision of Lots 110, 112, 114, 116, 120 and 132, Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 898, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John O. Clayton, Jr. and wife, Marguerite H. Clayton by deed from Charles A. Woglom and wife, Sarah S. Barnes-Woglom of record in Book 7280, page 267, and being part of the property conveyed to John O'Neal Clayton, Jr. by deed from Frances I. Pritchett, unmarried of record in Book 10145, page 949.

John O. Clayton, Jr. and John O'Neal Clayton, Jr. being one and the same person.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 8250, page 898, said Register's Office.

99 MAY -4 AM 9:52

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unimproved ( )
This is improved (XX property, known as 120 Windsor Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 1999.

John O. Clayton, Jr. — Marguerite H. Clayton by John O. Clayton, Jr. Att-in-F

JOHN O. CLAYTON, JR.

MARGUERITE H. CLAYTON
BY: JOHN O. CLAYTON, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN O. CLAYTON, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of April, 19 99

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____

the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN O. CLAYTON, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said MARGUERITE H. CLAYTON and is authorized by the said MARGUERITE H. CLAYTON to execute this instrument on her behalf.

Witness my hand, at Office, this 29th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires SEPT. 23, 2000

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,000.00

Affiant

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

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

JOHN O. CLAYTON, JR. AND WIFE, MARGUERITE H. CLAYTON

TO

NEIL KUNKEL AND WIFE, PAUL WALKER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 395

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

0582063

CROSS REFERENCE

99 MAY -4 AM 9:52

RECORDED
IN
DAVIDSON COUNTY, TN.

CASH

	379000.00
CO TX	1402.30
PRFEE	1.00
RECORD	9.00
CFEE	2.00
TOTAL	1413.30
CH CK	1413.30

03:04 PM 01 05-51 0001 0849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455541