THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16547
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $262,000.00

Ellen Hobbs Lyle
Affiant

Subscribed and sworn to before me, this 28th day of June 1999

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
WALTER C. KURTZ	REGIONS BANK	MAP 103-8
3908 Cambridge Avenue	315 Union Street	PARCEL 177
Nashville, Tennessee 37205	Nashville, Tennessee 37201	FB# 26W00765

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RAY F. CLARK AND WIFE, MARIANNE B. CLARK, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WALTER C. KURTZ AND WIFE, ELLEN HOBBS LYLE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3908 Cambridge Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

1051 07/01 0101 CHECK 980.40

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 1999.

Ray F. Clark
RAY F. CLARK

Marianne B. Clark
MARIANNE B. CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RAY F. CLARK AND WIFE, MARIANNE B. CLARK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 1999.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Notary Public

WARDEED

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS AS A REFERENCE
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
JUL -1 PM 4:08

060677

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 368 of Richland Realty Company's Division "C" Resubdivision of Lot 367 and part of Lot 368 and The Resubdivision of Lot 336 on the Map of Richland Realty Company's Division "C", as of record in Plat Book 8250, page 43, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ray F. Clark and wife, Marianne B. Clark by deed from John A. Dey, Sr. and Phyllis L. Dey, both unmarried of record in Book 8361, page 147 and by Deed from Charles H. Kerwin and wife, Patricia D. Brown-Kerwin of record in Book 8460, page 978, rerecorded in Book 10083, page 358, said Register's Office.

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 43, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11553 PAGE 817

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IDENTIF. A REFERENCE

99 JUL -1 PM 4:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
262000.00
MOR TX 969.40
ERR CO
MOR TX 969.40-
CON TX 969.40
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 980.40
CHECK 980.40

07/01/99 01 16:10 0001 7091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485525