THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
B. H. Clark, et ux 702 Blue Beech Dr. Hermitage, TN 37076	Same as New Owner	Map 44-15 Parcel 328

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GORDA HILL, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto B. H. CLARK and wife, ALICE KAYE CLARK, hereinafter referred to as the "GRANTEES", their heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 245 on the Resubdivision of Lots 245 and 246 The Village Of Old Hickory, Section B, of record in Plat Book 11190, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.
>
> BEING the same property conveyed to Jesse H. Hill and wife, Gorda Hill, by deed from Sam Hearn and wife, Willie Mae Hearn, of record in Book 2025, page 256, Register's Office for Davidson County, Tennessee. And, the said Jesse H. Hill died, intestate, on March 21, 1984, at which time the said property became vested in his surviving spouse, Gorda Hill, in fee simple.
>
> The foregoing description was prepared from a survey dated April 23, 1999, by Bruce Rainey, Registered Land Surveyor, No. 823.
>
> This is unimproved property fronting Cleves Street, Old Hickory, TN 37138.
>
> By her signature hereto, Gorda Hill represents and warrants that all debts and obligations owing by Jesse H. Hill during his lifetime or by reason of his death, have been fully paid and satisfied.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as shown on the Resubdivision of Lots 245 and 246 The Village of Old Hickory, Section B, of record in Book 11190, page 108, Register's Office for Davidson County, Tennessee.

06529841
CROSS REFERENCE
99 NOV -2 AM 9:00
REGISTER
DAVIDSON COUNTY, TN.
11726 0501 03CHECK 96.10

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Gorda Hill
GORDA HILL

"GRANTEES"

B. H. Clark
B. H. CLARK

Alice Kaye Clark
ALICE KAYE CLARK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GORDA HILL and B. H. CLARK and wife, ALICE KAYE CLARK, 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, at office, this the 29th day of October, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

B. H. Clark
Affiant

Sworn to and subscribed before me, this the 29th day of October, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11726 PAGE 478

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

0652984

REFERENCE

99 NOV -2 AM 9:00

REGISTER'S OFFICE
NASHVILLE, TN.

CAMT	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	96.10
CHECK	96.10

11/02/99 01 09:01 0001 6626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534371