RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

INDEXED

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

BOOK 11754 PAGE 227

Affiant

Subscribed and sworn to before me, this 7th day of December, 1999.

My commission expires:

Notary Public

LARA D. BUNDY
NOTARY PUBLIC
LARGE
SUMNER COUNTY
My Commission Expires
May 13, 2003

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1411 A&B DOUGLAS AVE NASHVILLE, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 72-14 192.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ANGELO I. SHIPP

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JON CLOUSE AND HARRIET CLOUSE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 2 ON THE RESUBDIVISION OF THE SOUTHERLY PART OF LOT NO. 40, H.M. DOAK SUBDIVISION OF RECORD IN BOOK 5210, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANGELO I. SHIPP, BY DEED RECORDED IN BOOK 8767, PAGE 823, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1411 A&B DOUGLAS AVE, NASHVILLE, TN

06603398
... REFERENCE
99 NOV 23 PM 1:45
... REGISTER
DAVIDSON COUNTY, TN.

1911.57 11/23/99 0101 OSCHECK

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

witness my hand this 7th day of December 1998

WITNESS my hand this _____ day of _____ 1998

Angelo I. Shipp

State of Tennessee,
County of Sumner

On this 7th day of December, 1999, before me personally appeared Angelo I. Shipp to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same his free act and deed.

Witness my hand and official seal,
My Commission expires:

LORA D. BUNDY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires
May 13, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11754 PAGE 229

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

0660398

99 NOV 23 PM 1:46

REGISTER
DAVIDSON COUNTY, TN.

CAMT	48750.00
CON TX	180.37
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	191.37
CHECK	191.37

11/23/99 01 13:48 0001 4505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542143