Instr:200003020020511 Page: 1 OF 2
REC'D FOR REC 03/02/2000 10:40:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38713 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ **40,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 1ST DAY OF MARCH, 2000.

Notary Public LARGE

MY COMMISSION EXPIRES: 5/26/03

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DONALD CLEMONS	**SAME**	**119-1-383**
6321 Pettus Road		**6DA 15387**
Antioch, Tennessee 37013		

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 **WE, DONALD L. ST. JOHN and wife, LAURA A. ST. JOHN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD CLEMONS**
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

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 52 on the Map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 50 feet on the northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Donald L. St. John and wife, Laura A. St. John by deed from David H. Heffington and wife, Nancy Heffington of record in Book 9076, page 896, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

Unimproved ( )
This is improved (X) property, known as **318 Valeria Street, Nashville, Tennessee 37210**
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 OUR HANDS THIS 1ST DAY OF MARCH, 2000.

X _____
DONALD L. ST. JOHN

X Laura A. St. John
LAURA A. ST. JOHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, THE UNDERSIGNED, A Notary Public in and for said County and State, the within named DONALD L. ST. JOHN and wife, LAURA A. ST. JOHN, the bargainors, 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 thereon contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of March, 2000.

ALAN D. MAZER
NOTARY PUBLIC
NOTARY PUBLIC
LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02