Instr:200007180070990 Page: 1 OF 2
REC'D FOR REC 07/18/2000 2:43:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $506.90

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$137,000.00
|Lori C. Valerio
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|5th DAY OF July, 2000.
|Susan Hendley Sr.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Christine Valerio 701 Kennington North Nashville, TN 37214	First Union Mortgage Corporation P.O. Box 57664 Jacksonville, FL 32241-7664	Map 108-04-A Parcel 12.CO

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,

William E. Clemons and wife, Kelley C. Clemons

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lori Christine Valerio, unmarried

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:

BEING LOT NUMBER 12 ON THE PLAN OF SECTION ONE, VILLAGES OF LARCHWOOD, OF RECORD IN PLAT BOOK 7900 AT PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM E. CLEMONS, AN UNMARRIED MAN AND KELLEY C. CARTER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY DEED FROM KEITH LYNN BESAND AND WIFE, KIM TERESA BESAND, DATED OCTOBER 7, 1994, AND OF RECORD IN BOOK 9492, PAGE 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KELLEY C. CARTER HAS SINCE MARRIED AND IS NOW KNOWN AS KELLEY C. CLEMONS.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front of said lot, a 30' minimum building setback line along the south side of said lot, a 5' utilities easement along the front of said lot, a 7½' drainage easement along the west side of said lot, a utility anchor easement over the NE 2 ½' X 25' and SE 2 ½' X 25' of said lot, and an overhang easement across the southeasterly corner of said lot.
3) Property is subject to Restrictive Covenants contained in Book 8067, Page 792, and amended in Book 8150, Page 765, and Book 8495, Page 747, Register's Office for Davidson County, Tennessee.
4) Property is subject to Articles of record in Book 8376, Page 933, said Register's Office.
5) Property is subject to Plat Notes of record in Book 7900, Page 106, said Register's Office.
6) Property is subject to Villages of Larchwood Condominiums, of record in Book 7900, Page 106, Register's Office for County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easement and restrictions as contained therein
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 701 Kennington North, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this ~~3rd~~ 12th day of July, 2000.

William E. Clemons
William E. Clemons

Kelley C. Clemons
Kelley C. Clemons

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William E. Clemons and wife, Kelley C. Clemons, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~3rd~~ 12th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076