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Davidson County DEEDWARR
Recvd: 05/21/02 15:50 3pgs
Fees:18.00 Taxes:811.60

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Rusty Tolle 78-A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stephen W. Clement and April R. Clement	1st Trust Bank for Savings	Map 129-15-0
6805 Alto Vista Drive	P.O. Box 17257	Parcel 108.00
Nashville, TN 37205	Memphis, TN 38187-0257	11075

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Frank S. Irlinger and wife, Elsie E. Irlinger, Trustees, U/A/D November 11, 1996, with full power to sell, mortgage, or convey, without the joinder of any beneficiary** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Stephen W. Clement and wife, April R. Clement** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 62 on the Plan of West Meade Highlands, Section II, as of record in Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 110 feet on the westerly side of Alto Vista Drive and extends back between lines 307.2 feet on the southerly line and 176.4 feet on the northerly line to a line in the rear, which is broken line, measuring 254.66 feet.

Being the same property conveyed to Frank S. Irlinger and wife, Elsie E. Irlinger, Trustees, U/A/D November 11, 1996, with full power to sell or convey without the joinder of any beneficiary, by Quitcliam Deed from Frank S. Irlinger and wife, Elsie E. Irlinger of record in Book 10266, page 607, and being the same property conveyed to Frank S. Irlinger and wife, Elsie E. Irlinger, by Warranty Deed of record in Book 4178, page 31, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Matters shown on the Plan of record in Book 3700, pages 124 and 125, said Register's Office.
3. Restrictions and Easements of record in Book 4132, page 146, said Register's Office.

This is improved property commonly known as 6805 Alto Vista Drive, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $219,350.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of May, 2002.

Frank S. Irlinger, TRUSTEE

Frank S. Irlinger, Trustee

Elsie E. Irlinger TRUSTEE

Elsie E. Irlinger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank S. Irlinger, Trustee and Elsie E. Irlinger, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 2002.

Notary Public

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005