OFFICIAL RECEIPT

FORM NO. WD-1

This instrument prepared by information furnished by parties

BOOK 5940 PAGE 433

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $

$14,381.23 Mary W. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September 19 82.

Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary W. Wells (NAME)	Same (NAME)	Map 119-5
2400 Foster Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 220
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06DA-06850

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, Bruce E. Clemmer and wife, Charlette Clemmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Watkins Wells

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 a part of Lot No. 186 on the Map of the Subdivision of Lots Nos. 3 and 4 and a part of 5 and 6 in Cumberland Nurseries, of record in Book 332, page 148, said Register's Office, described as follows:

BEGINNING at a point in the easterly margin of Foster Avenue 91 feet south of the southerly margin of Jay Street; thence easterly parallel to the southerly margin of Jay Street, 178 feet to a point in the west line of the property conveyed to Laura J. Coleman by deed of record in Book 1286, page 206, said Register's Office; thence southerly with her line, 65 feet to a point; thence westerly 178 feet to the easterly margin of Foster Avenue; thence with the margin of the same northerly 65 feet to the beginning.

BEING the same property conveyed to Bruce E. Clemmer and wife, Charlette Clemmer by Installment Deed of record in Book 5742, page 18, Register's Office, Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the Vendor's Lien retained in the Installment Deed of record in Book 5742, page 18, said Register's Office.

TAXES for 1982 have been pro-rated and paid.

This is improved (XX) unimproved ( ) property, known as 2342 Foster Avenue (House Number) (Street) Nashville, Tn. 37211 (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 21st day of Sepgember, 19 82

Bruce E. Clemmer

Charlette Clemmer

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5940 PAGE 434

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce E. Clemmer and Charlette Clemmer

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of September 1982

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Bruce E. Clemmer and wife,

Charlette Clemmer

TO
Mary Watkins Wells

312 09/22-43.94- CHECK

H 0 9 6 1 4

IDENTIF. REFERENCE

SEP 22 3 36 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5940 PAGE 435

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			14381.23- CO	
			37.44 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	43.94-
0312A09/22/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 6 1 4

IDENTIF. REFERENCE

SEP 22 3 36 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901139