OFFICIAL RECEIPT

BOOK F015 PAGE 311

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1983

Notary Public

MY COMMISSION EXPIRES: 5/24/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID RIZOR, ATTORNEY, 3716 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. T. Clinton, et al (NAME)	Same (NAME)	Map 91-7
4805 Michigan Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 342
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12W-13870

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, Sandra L. Smith and Floyd M. Smith, Jr., as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO N. T. Clinton and Ruby J. Clinton, as tenants in common

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:

Land in Davidson County, Tennessee, being Lot Nos. 712 and 714, Block 107, Plan of West Nashville No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Floyd M. Smith, Jr., and Sandra L. Smith, as tenants in common by deed from Bobby L. Taylor, a single man, of record in Book 5438, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This conveyance is made subject to a deed of trust which is hereby assumed by grantees, said deed of trust executed by Floyd M. Smith, Jr., and Sandra L. Smith, to Donald Robinson, Trustee, of record in Book 5438, page 804, said Register's Office, dated May 28, 1979, to secure to Federated Financial Mortgage Corporation, an indebtedness in the amount of $32,500.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

This is improved ( ) unimproved (XX) property, known as 4805 Michigan Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 28th day of February, 1983

Sandra L. Smith

Floyd M. Smith, Jr.

N. T. Clinton

Ruby J. Clinton

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd M. Smith, Jr., and Sandra L. Smith, grantors and N. T. Clinton + Ruby J Clinton, grantees DRizor 2/28/83

the bargainors, 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 28 day of February, 1983

Commission expires 5/24/84

David Rizor
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

H341107

WARRANTY DEED

FROM

Floyd M. Smith, Jr., and Sandra L. Smith

TO

N. T. Clinton and Ruby J. Clinton, as tenants in common

IDENTIF. REFERENCE

MAR 4 9 52 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF_____

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36000.00-	CO
			93.60	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 100.10-
			0865A03/04/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H34107

IDENTIF. REFERENCE

MAR 4 9 52 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932904