This instrument prepared by: A. W. J. Clay
P. O. Box 22642
Nashville TN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ambrose W. J. Clay		81-16-695
(NAME)	(NAME)	
1704 Ashwood, Avenue	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6210 PAGE 244

FOR AND IN CONSIDERATION of the sum of - $4,472.00

Four Thousands four hundred Seventy two and 00/100 - - - - - - - - - - - - - *Dollars,*
of which Two Hundred Sixty Two and ($262.00), paid by Ambrose W. J. Clay, unmarried, the receipt is hereby acknowledged, Nail Shakir and wife, Zakkiyya Shakir, subject to one-half interest, and the indebtedness payable to Frank Eugene Beasley and wife, Dorothy N. Beasley, and subject to all of the stipulation of Record in Book 6203, Page 421, Register's Office for Davidson County, Tennessee, We, Nail Shakir and wife, Zakkiyya Shakir,

have this day bargained and sold, and do hereby transfer and convey unto the said Ambrose W. J. Clay, unmarried, and his

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows: One-half interest in property herein described:

BEING the northeasterly part of Lot No. 40 and a two foot strip of land on the north easterly part of Lot No. 39 on G. M. Holt's Plan of Lots, as of record in Book 21, page 33, Register's Office for said County.

SAID parts of said lots front together 52 feet on the westerly side of a 16 foot alley, which alley is 137 feet east of the easterly margin of 11th Avenue North and parallel thereto and run back between parallel lines, along the southerly margin of Jackson Street. 37 feet to a dead line, and is known as Lot "F" on the Map of a Resubdivision of Lots 38, 39 and 40 of said G. M. Holt's Plan of Lots.

The above described property is conveyed subject to easement for water line as shown on survey made by Harvey Gee, Feb. 27, 1950, and subject to reservation as set out in deed from Frank J. Bath to William H. Ross and wife, dated July 20, 1950, filed July 21, 1950, and recorded in Book 1875, page 192, R.O.D.C., Tenn., as follows:The right to connect to water line running through said property by owners of five houses located on said Lots 38, 39 and 40 is reserved.

BEING the same property conveyed to Frank Eugene Beasley by deed from Kenneth Gatlin of record in Book 5743, page 883, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,472.00

Subscribed and sworn to before me, this the 9th day of January, 1984

Affiant

My commission expires: 4/23/84 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1021 Jackson Street, Nashville Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ambrose W. J. Clay

(successors),
heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as noted herein,

and we *further covenant and bind* ourselves, *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ambrose W. J. Clay

(successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 9th *day of* January, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nail Shakir

Zakkiyya Shakir

CHECK
1704 ASHWOOD AVE. 20-

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6210 PAGE 245

Personally appeared before me, Bonnie S. Bush, a Notary Public in and for said County and State, Nabil G. Shakir and Zakkiyya K. Shakir

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 19 84

Bonnie S. Bush
Notary Public

Commission expires 4/22/87

BONNIE S. BUSH NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in ....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

H 96256

IDENTIF. REFERENCE

JAN 9 @ 55 AM '84

RUSH

WARRANTY DEED

FROM

TO

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6210 PAGE 246

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
			4472.00- CAMT.	
			11.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	13.20-
4704A01/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 6 2 5 6

IDENTIF. REFERENCE

JAN 9 9 55 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 5167