BOOK 6584 PAGE 136

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Edward B. Claremont, et ux 311 Browning Road Nashville, Tn 37211	Atlantic Coast Mortgage Company 3819 South George Mason Drive, #G Baileys Crossroads, VA 20041	119-4 73 2DA-44510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bradley B. Adler and wife, Carolyn Adler have bargained and sold, and by these presents do transfer and convey unto the said Edward B. Claremont and wife, A. Ilene Claremont, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 146 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, Page 73, Register's Office for said County.

Said Lot No. 146 fronts 88 feet on the northerly side of Browning Road and runs back 190.7 feet on the westerly line and 191.9 feet on the easterly line to a dead line, measuring 88.1 feet thereon.

Being the same property conveyed to Bradley B. Adler and wife, Susan B. Adler, now divorced, by deed from Joyce Barnes Wolfe of record in Book 4701, Page 85, and subsequently conveyed to Bradley B. Adler by Quit-Claim Deed from Susan C. Adler being of record in Book 6294, Page 258, Register's Office for Davidson County, Tennessee. The said Bradley B. Adler and Susan B. Adler having since divorced in the Fourth Circuit Court for Davidson County, Tennessee under docket #83D-1096.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 311 Browning Road, Nashville, TN 37211.

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.

Whenever 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 hands this 15th day of June, 1985.

Bradley B Adler
BRADLEY B. ADLER

Carolyn Adler
CAROLYN ADLER

J.1.37.08

T.
IDENTIF. REFERENCE

JUN 18 9 23 AM '85
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRADLEY B. ADLER, AND WIFE, CAROLYN ADLER the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of June, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 64,500.00

Edward B Clarkson
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF JUNE, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

Mail

This instrument was prepared by:
Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211
(615) 832-0138

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6584 PAGE 138

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64500.00-	CAMT.
			167.70	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	174.20-
9100A	06/18/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 7 0 8

IDENTIF. REFERENCE

JUN 18 @ 2 3 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145505