Box 23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
J. C. Clinton etux 5136 Pritchett Dr. Nashville, TN 37220	Same	Map 83-6 Parcel 226 23W-15800

BOOK 6641 PAGE 788

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Hewlette J. Bridgers, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said J. C. Clinton and wife, Gloria C. Clinton hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 3 on the unrecorded plan of part of Lot No. 2 of the plan of the Martha Martin lands as of record in Book 161, page 101, Register's Office for Davidson County, Tennessee, formerly referred to as being in Book 8, pages 441 and 442, said Register's Office and also part of a 15 foot alley that was never accepted and has been abandoned and closed according to a survey by Erle Drake, County Surveyor, May 30, 1919, as follows:

Beginning at a point in the westerly margin of Benson Avenue at the northwest intersection of said Avenue and the first alley north of Eastland Avenue; thence along the northerly margin of said alley westerly 214.8 feet plus 15 feet making a total of 229.8 feet to a point in the rear crossing an old 15 foot alley never accepted by the city and quitclaimed to grantors; thence Northerly 50 feet to a point; thence East 229.8 feet to a point in the westerly margin of Benson Avenue; thence with the westerly margin of Benson Avenue 50 feet to the point of beginning.

Being the same property conveyed to J. B. Bridgers and wife, Hewlette J. Bridgers, by deed from Dixie Womack McLauchlin and Ella Womack Starkey, of record in Book 1290, page 429, said Register's Office, and being the same property conveyed to J. B. Bridgers and wife, Hewlette J. Bridgers, by deed from W. A. Benson et al. of record in Book 1586, page 267, said Register's Office. Also being the same property title to which was vested in Hewlette J. Bridgers, upon the death of J. B. Bridgers, by reason of their tenancy by the entirety.

This property is conveyed subject to the Plan of record in Book 161, page 101, Register's Office for Davidson County, Tennessee.

This property is conveyed in "As Is" Condition.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 712 Benson Street, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said J. C. Clinton and wife, Gloria C. Clinton, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 27th day of August, 1985.

Hewlette J. Bridgers
Hewlette J. Bridgers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hewlette J. Bridgers, a widow, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of August, 1985.

Linda Wouden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $33,500.00.

Gloria C. Clinton
Affiant

Subscribed and sworn to before me this the 27th day of August, 1985.

Linda Wouden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

32130

IDENTIFICATION REFERENCE

AUG 28 11 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6641 PAGE 790

RECEIVED OF _____

FOR _____

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

33500.00- CONT.
87.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 93.60-
1740A08/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32130

IDENTIFICATION REFERENCE

AUG 28 11 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167604