Box
cc

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Richard W. Clem
649-A James Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 90-8
PARCEL 207

WARRANTY DEED

BOOK 6786 PAGE 841

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~William E. Hunter, Jr.~~ and wife, Eva Jean Hunter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard W. Clem and wife, Sheila D. Clem hereinafter called the Grantee, Grantee's 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 No. 1 on the plan of Resubdivision of the Resub. of Lots 34, 35, 36, 37 and 38, West Nashville Annex Subdivision, of record in Book 4885, page 138, Register's Office for said County.

SAID Lot No. 1, which is a corner lot, fronts 45.11 feet on the northwesterly margin of James Avenue and fronts 191.92 feet on the southwesterly margin of an alley, said frontages being joined by a curve having a length of 19.71 feet, and extends back 53.75 feet on the northwesterly line and 182.75 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to William E. Hunter, Jr. by deed from Clifton L. Parrish and wife, Penelope Parrish, of record in Book 6733, page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

7.73 9 S IDENTIFICATION REFERENCE

FEB 21 10 20 AM '86 FELIX Z. WILSON REGISTER DAVIDSON COUNTY

This is (un)improved property, known as 649-A James Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of February, 19 86.

Eva Jean Hunter
Eva Jean Hunter

William E. Hunter Jr.
William E. Hunter, Jr.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

On this 19th day of February, 19 86, before me personally appeared ~~William~~ E. Hunter, Jr. and wife Eva Jean Hunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC TENNESSEE AT LARGE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6786 PAGE 842

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

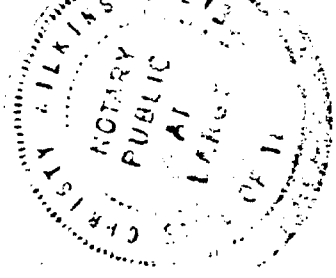
The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00 .

Sheila D. Clem
Affiant

Subscribed and sworn to before me, this the 19th day of February, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public



WARRANTY DEED

from:
William E. Hunter, Jr. and wife
Eva Jean Hunter

to:
Richard W. Clem and wife, Sheila D. Clem

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24576

Box 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6786 PAGE 843

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

0335A02/21/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77396

IDENTIFICATION REFERENCE

FEB 21 10 20 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 220834