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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Donald Clemons & Clyde Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF May, 1986

William T. Berry
Notary Public

MY COMMISSION EXPIRES 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM T. BERRY, ATTORNEY
413 Welshwood Drive, Suite 206, Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald Clemons & Clyde Clemons (NAME)	SAME (NAME)	118-8-180
5521-Saddlewood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-8-181
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, W. A. Beasley III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Clemons and Clyde Clemons

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 part of Lot "B'on the revised and corrected map of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, of the Register's Office of Davidson County, more particularly described as follows:

BEGINNING at a point in the southwestern corner of Eugenia Avenue and Newsome Street. Thence with eastern margin of Eugenia Avenue South 22°40'51" east 382.1 feet to a point. Said point being the true point of beginning. Thence south 84°05'33" East 171.23 feet to an iron pin. Thence south 20° 04'49" east 59.43 feet to an iron pin. Thence south 63°57'01" west 147.91 feet to an iron pin. Thence north 22°40'51" West 150.00 feet to an iron pin. Said iron pin being the point of beginning containing 15,648.18 square feet or 0.359 acres.

BEING the same property conveyed to W.A.Beasley III by Deed from Joe A. Mann and Charles Burkhalter of Record in Book 5007, page 828, RODC and from Memorial Trust an operating division of H.R.L. Inc. of Record in Book 6289, page 780, Register's Office of Davidson County.

Sarah M. Beasley joins in this conveyance to convey any interest she may have in said property by virtue of being the wife of W. A. Beasley, III including marital rights.

This is unimproved (X) improved ( ) property, known as 2518 & 2520 Eugenia Avenue, Nashville, TN.
(House Number) (Street) (P. O. Address) (City or Town) (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 hands this 9th day of May, 19 86

W. A. Beasley III

Sarah M. Beasley

W. A. BEASLEY III

SARAH M. BEASLEY

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned of said county, W.A.Beasley, III and wife, Sarah M. Beasley, a Notary Public the within named 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 purpose therein contained.

WITNESS my hand, at office, this 9th day of May 19 86

William J. Berry
NOTARY PUBLIC

My commission expires: 7-17-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

FELIX E. NELSON REGISTER
DAVIDSON COUNTY, TN
MAY 14 10 44 AM '86

IDENTIFICATION

006800

WARRANTY DEED

FROM
W.A. Beasley III

TO
Donald Clemens + Clyde Clemens

98

TEXAS TITLE & ESCROW CO. INC.
413 WELSHWOOD DRIVE
NASHVILLE, TENNESSEE 37211

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

RECEIVED OF _____

FOR _____

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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
			22000.CO- CAMT.	
			57.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	63.70-
3942A06/14/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

000680

IDENTIFICATION REFERENCE

MAY 14 10 03 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 247771