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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH, EVER IS GREATER, FOR THIS TRANSFER IS $ 32,900.00

Gary T. Clinton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1986

Patricia Ann Carlton
Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

BOX 10

THIS INSTRUMENT WAS PREPARED BY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary T. Clintin et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	12W15855
4802 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	091-07-0-170.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (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, ~~I~~ WE, Jerry William Landers, Jr. and wife Phyllis Fisher Landers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary T. Clinton and wife, Rosemary Clinton

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 Lot No. 707, the Westerly 12 5/6 feet of Lot No. 705 and the Easterly 4 4/6 feet of Lot No. 709 of Block No. 110, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County, described as follows:

Beginning on the northerly margin of Kentucky Avenue, 72 feet West of the Westerly margin of 48th Avenue North, formerly 7th Street, being formerly Hines, Southwest corner; thence with the Northerly margin of said Avenue; Westwardly 42 1/2 feet thence at right angles, Northwardly 150 feet to the Southerly margin of an alley; thence with said alley, Eastwardly 42 1/2 feet to said Hines Northwest corner; thence with his Westerly line, Southwardly 150 feet to the beginning.

Being the same property conveyed to Jerry William Landers and wife, Alice N. Landers by Installment deed from R. O. Mallernee and wife, Julia L. Mallernee of record in Book 2436, page 486, said Register's Office; Alice N. Landers since conveyed her interest to Jerry William Landers, Jr. by Quitclaim Deed of record in Book 6791, page 320, said Register's Office.

IDENTIFICATION REFERENCE

MAY 30 3 29 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0.5.8.2.0

This is unimproved ( ) improved (XX) property, known as 4802 Kentucky Avenue (House Number) (Street) (P. O. Address) Nashville, TN 37209 (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 my hand this 22nd day of May, 1986

Jerry William Landers, Jr.

Jerry William Landers, Jr.

Phyllis Fisher Landers

Phyllis Fisher Landers

05/23/86 92.04

9561

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Jerry William Landers, Jr. and wife Phyllis Fisher Landers

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 he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand at office, this 22nd day of May, 1986

Patricia Spicer Carden

NOTARY PUBLIC

My commission expires:

7-8-87

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:

_____

WARRANTY DEED

FROM

Jerry William Landers, Jr.

TO

Gary T. Clinton and wife,

Rosemary Clinton

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

32900.00- CAMT.
85.44 CSTAX
.50 PRFEE
6.00 WDEED
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 85.44- CSTAX
85.44 CSTAX
CHECK 92.94-
62A05/30/86 BAL .00

0 5 8 2 0

IDENTIFICATION REFERENCE

MAY 30 3 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253655