BOOK 6918 PAGE 21

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s)
Linda Marie Gerace and
Mark E. Clayton
301 Scott Avenue
Nashville, TN 37206

Send Tax Bills to:
Same

Map-Parcel No.:
83-6-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ELMUS MASON and wife, EDNA IMOJEAN MASON (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to LINDA MARIE GERACE and MARK E. CLAYTON, as joint tenants with the right of survivorship and not as tenants in common (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee being Lot No. 4 and the southerly part of Lot No. 3 on the Plan of Beaumont Place as of record in Book 332, page 38, Register's Office for said County.

Beginning at the northwest corner of Scott Avenue and Benjamin, thence with the westerly margin of said avenue, northwardly 82 feet to the southeast corner of the property conveyed to Catherine Louise Brown by Deed from W.C. Brown of record in Book 432, page 540, said Register's Office; thence with said Brown's southerly line; westwardly 217 feet 3 inches, more or less, to the easterly margin of an alley; thence with said alley southwardly 81 1/2 feet, more or less, to the northerly margin of Benjamin Street; thence with said street eastwardly 217 feet 1 inch to the beginning.

BEING the same property conveyed to Elmus Mason and wife, Edna Imojean Mason by Deed from Franklyn B. McCord, Jr., and wife, Margaret C. McCord of record in Book 4461, page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1986 property taxes, which have been prorated and assumed by the Grantees.

This is improved property known as 301 Scott Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, the Grantor has executed this instrument on this 11 day of July, 1986.

ELMUS MASON

EDNA IMOJEAN MASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 1986, before me personally appeared ELMUS MASON and wife, EDNA IMOJEAN MASON to me known or proved to me on the basis of satisfactory evidence, to be the same persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and adeed.

Witness my hand and official seal.

My Commission Expires:
November 1, 1987

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
11th DAY OF July, 1986.

NOTARY PUBLIC

My Commission Expires: November 1, 1987

20772

IDENTIFICATION REFERENCE

Jul 16 8 48 AM '86

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

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

48000.00- CONT.
134.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.90-
7509AC7/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2077 IDENT REFERENCE

JUL 16 8 48 AM '86
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 270875