BOX 8 cg

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

ADDRESS NEW OWNER:
John T. Clark
3806 Central Avenue
Nashville, TN. 37205

MORTGAGEE:
None

MAP-PARCEL NUMBERS:
MAP 104-09
PARCEL 007
26W-01645

WARRANTY DEED BOOK 6952 PAGE 211

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,

Bruce Cooil and Julia Buzzell

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John T. Clark and wife, Elizabeth M. Clark

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. 219 on the plan of Richland Realty Co's, Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for said County.

SAID Lot No. 219 fronts 50 feet on the northwesterly margin of Central Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Bruce Cooil and wife, Julia Buzzell by deed from Mary Frances Gardner Kennedy and husband, Earl B. Kennedy and William M. Gardner of record in Book 6095, page 777, 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.

3 2 7 5 2

IDENTIFICATION REFERENCE

AUG 18 1 56 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3806 Central Avenue, Nashville, TN. 37205.

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 15th day of August, 19 86.

Julia E. Buzzell
Julia Buzzell

Bruce Cooil
Bruce Cooil

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of August, 19 86, before me personally appeared Bruce Cooil and Julia Buzzell, 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 he executed the same as their free act and deed.

My Commission Expires: 10-28-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 110,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Bruce Cooil and Julia Buzzell

to:
John T. Clark and wife, Elizabeth M. Clark

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

TN 25638

BOOK 6952 PAGE 213

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

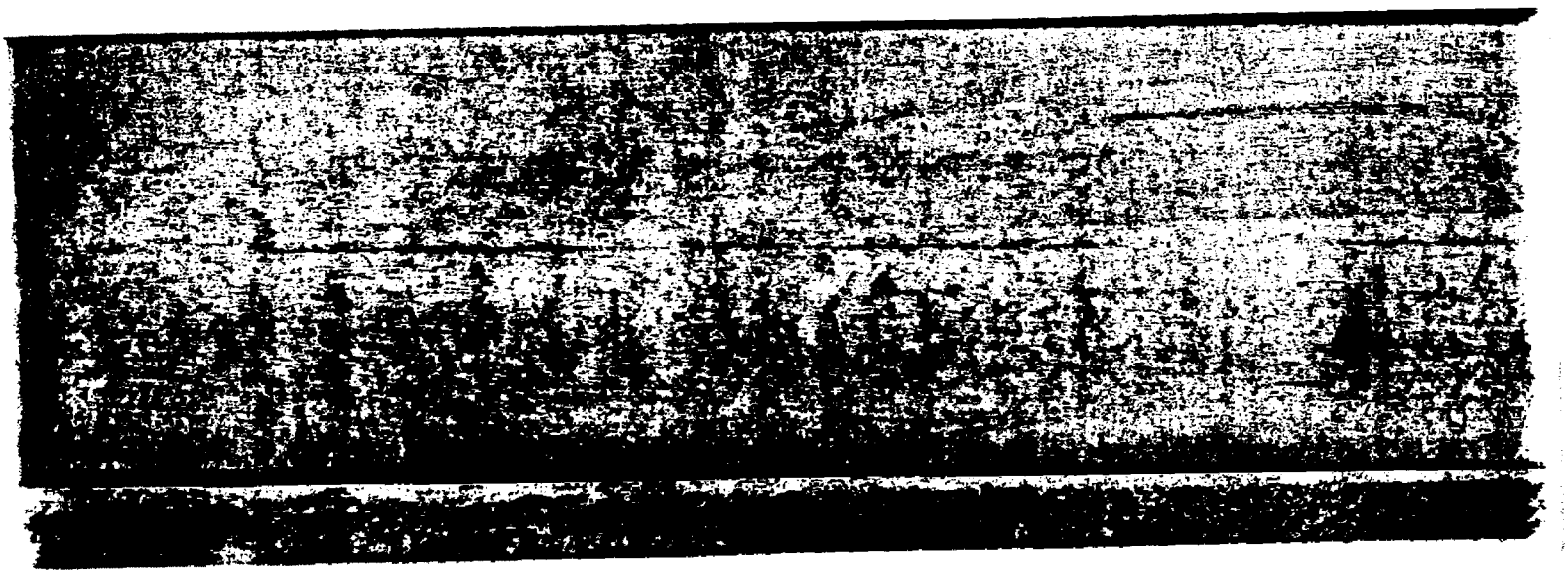
Affiant

Sworn to and subscribed before me this 15 day of AUGUST, 19 86.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE PERCY WATKINS



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

RECEIVED OF _____

FOR _____

BOOK 6952 PAGE 214

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

[illegible] D- CAPT
309.40 CSTAX
.50 PRFEE
9.00 MSTX
CHECK 319.90-
1343A08/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3275 2

IDENTIFICATION REFERENCE

Aug 18 1 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 284401