BOOK 7226 PAGE 626 BOX 10

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Toby R. Clinton et al (NAME)	Atlantic Coast Mortgage Company (NAME)	08DA20450
6415 Robertson Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive, Suite 100/210 (STREET ADDRESS)	090-08-0-180.00
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, WE, C & B Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toby R. Clinton and Carol J. Clinton and N. T. 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. 15 on the plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 41.13 feet on the southerly margin of Robertson Avenue and fronts 74.07 feet on the easterly margin of Annex Avenue, said frontages being joined by a curve having a length of 38.18 feet, and extends back 69.4 feet on the southerly line and 100.9 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to C & B Properties by deed from Donald Franklin Crocker and wife, Virginia P. Crocker of record in Book 7195, page 183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3963, page 586 said Register's Office and to the matters set forth in the above referenced plan of record.

22668

IDENTIFICATION REFERENCE

MAY 5 3 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XK property, known as 6415 Robertson Avenue, (House Number) (Street) Nashville, TN 37209 (P O Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto 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 30th day of April, 19 87

C & B Properties

BY: N. T. Clinton, General Partner

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of _____

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Personally appeared before me, _____, a Notary Public of said county, _____

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 _____ executed the within instrument for the purpose therein contained.

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

_____
NOTARY PUBLIC

My commission expires:

_____

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

C & B Properties

TO

Toby R. Clinton and

Carol J. Clinton and

N. T. Clinton

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared N. T. Clinton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of C & B Properties, the within named bargainor, a partnership, and he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, this 30th day of April, 1987 at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 9-18-87

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45600.00- CAMT.	
			127.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 134.18-	
3454A05/05/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.2668.

IDENTIFICATION REFERENCE

MAY 5 3 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78083