File 7

BOOK 7395 PAGE 537

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,600.00

Fredrick E. Clemmons
Affiant

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

N. Edine Hart
Notary Public

MY COMMISSION EXPIRES: 3/1/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick E. Clemmons (NAME)	City Federal Savings Bank (NAME)	83-9
10 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	483
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	18W 15615

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, S. C. McDonald, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredrick E. Clemmons and Eunice N. Clemmons, his wife

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. 3 on the plan of the Resubdivision of Lots 11, 12, 13, and 14 of the East Edgefield Addition of Priest Subdivision, of record in Book 5190, page 380, Register's Office for said County.

Said Lot No. 3, which is a corner lot, fronts 50.95 feet on the westerly margin of South Fourteenth St. and fronts 148.16 feet on the southerly margin of an alley, said frontages being joined by a curve having a length of 31.55 feet, and extends back 71.10 feet on the westerly line and 168.57 feet on the southerly line to a point of intersection.

Being the same property conveyed to S. C. McDonald, Jr. by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 7113, Page 497, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

7.9.7.6.2

IDENTIFICATION REFERENCE

Nov 4 10 51 AM '87

DAVIDSON COUNTY, TN

This is improved (XX) property, unimproved ( ), known as 10 South 14th Street, Nashville, Tennessee 37207
(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 his hand this 30th day of October, 19 87

S. C. McDonald, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. C. McDonald, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1987.

Commission expires 3/11/90

M. Eddie [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
S. C. McDonald, Jr.

TO
Fredrick E. Clemmons and wife,
Eunice N. Clemmons

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

84600.00- CAMT.
236.88 CSTAX
.50 PRFEE
6.00 ADEED
CHECK 243.38-
9396A11/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.97.62

IDENTIFICATION REFERENCE

NOV 4 10 52 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 32681