THIS INSTRUMENT PREPARED BY Mail
STEWART, BLACK, UNDERHILL & EDWARDS
333 GALLATIN ROAD, SOUTH
POST OFFICE BOX 887
MADISON, TENNESSEE 37116-0887

BOOK 7454 PAGE 963

NAME/ADDRESS OF NEW OWNER(S):

LONZIE C. CLAXTON ET UX,
EVELYN A. CLAXTON AND
JANE EVELYN CLAXTON

MORTGAGEE(S):

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION
P. O. BOX 995
NASHVILLE, TENNESSEE 37022-0995

SEND TAX BILLS TO:

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION
P. O. BOX 995
NASHVILLE, TENNESSEE 37022-0995

MAP AND PARCEL NOS.:

MAP 96-14
PARCEL 16

99743

IDENTIFICATION REFERENCE

JAN 25 9 44 AM '88

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Denise C. Allen
AFFIANT

Subscribed and sworn to before me this the 8th day of January 1988.

Ann L. Day
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-17-88

NOTARY PUBLIC STATE OF TENNESSEE LARGE

1988 JAN 25 01:01 DOC-FEE 65.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LONZIE C. CLAXTON ET UX, EVELYN A. CLAXTON hereinafter referred to as "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey their remaining one-half (½) interest unto the said JANE EVELYN CLAXTON hereinafter referred to as "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 2940 Lakeland Drive, Nashville, Tennessee.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever, and we covenant with the GRANTEE, her heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

GRANTORS further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the "Property" to GRANTEE, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have caused this Warranty Deed to be executed as of the 8th day of January, 1988.

Lonzie C. Claxton
LONZIE C. CLAXTON

Evelyn A. Claxton
EVELYN A. CLAXTON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, LONZIE C. CLAXTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 8th day of January, 1988.

Ann S. Black
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, EVELYN A. CLAXTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 8th day of January, 1988.

Ann S. Black
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 413 on the Map of Cloverhill, Section VII, of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 413 fronts 65.5 feet on the northerly side of Bealwood Drive and runs back between lines 238.3 feet on the westerly side and 280 feet on the easterly side to a dead line in the rear, measuring 80.2 feet thereon.

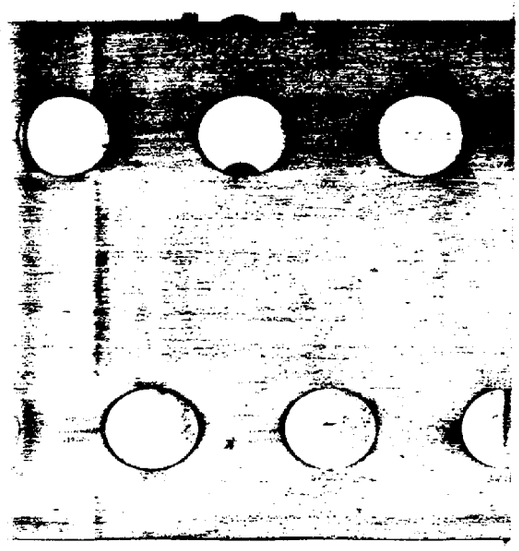
Being the same property conveyed to Lonzie C. Claxton et ux, Evelyn A. Claxton by deed from David H. Oliver et ux, Linda M. Oliver of record in Book 5293, page 143, said Register's Office, a one-half undivided interest in and to said property having been heretofore conveyed to Jane Evelyn Claxton by deed of record in Book 7316, page 932, said Register's Office.

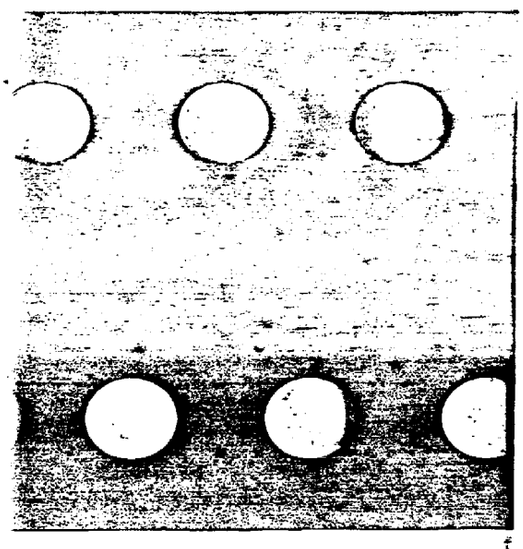
"EXHIBIT B"

This conveyance is subject to the following:

1. 1988 real property taxes and real property taxes for future years.

2. A deed of trust executed by David H. Oliver et ux, Linda M. Oliver to Albert Wm. Johnson, Trustee, of record in Book 4653, page 124, said Register's Office, to secure to Dobson & Johnson, Inc., the payment of one note dated August 31, 1972, in the original principal amount of $12,750.00, payable as set forth therein and having been subsequently assigned to Metropolitan Federal Savings and Loan Association.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 966

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

CONT	20000.00
CON TX	56.00
PRFEE	0.50
MOTEE	9.00
TOTAL	65.50
CHECK	65.50

01/25/98 01 09:45 0001 0783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9,9 7,4 3

IDENTIFICATION REFERENCE

JAN 25 9 44 AM '98

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 55709