BOX 59

3885 02/22 0101 03CHECK 56.90

Prepared By: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Address New Owner as Follows:

M/M FOYE W. DUBOSE
2908 Clare Avenue
Nashville, Tennessee 37209

Send Tax Bills To:

Same

Mortgagee:

First American National Bank
First American Center
Nashville, Tennessee 37237

Map & Parcel No.:

092-06-0 145.00
Field Book: 11W 04400

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

LILLIAN REYNOLDS, unmarried, has this day bargained and sold, and does hereby transfer and convey unto FOYE W. DUBOSE and wife, JANET R. DUBOSE, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 5 and the easterly 11 feet 3 inches of Lot No. 4 of block 14 on the map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County.
>
> Said Lot No. 5 and part of Lot No. 4 front together 36 feet 3 inches on the northerly side of Clare Street and run back between parallel lines to an alley.
>
> BEING the same property conveyed to LILLIAN REYNOLDS by quitclaim deed from CHARLES L. HENDRIX, Trustee, of record in Book 5216, page 813, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.
>
> NOTE: LILLIAN V. REYNOLDS is the widow of JOHN T. REYNOLDS, deceased, and the said LILLIAN V. REYNOLDS and LILLIAN REYNOLDS, the grantor herein, is one and the same person.

This is improved property known as 2908 Clare Avenue, Nashville, Tennessee 37209.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00 .

Lillian Reynolds by Janet DuBose
AFFIANT Power of Attorney
Book 7443 Pg. 368

Subscribed and sworn to before me this 29th day of January, 1988.

Commission Expires: 11/2/90

NOTARY PUBLIC

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th day of January, 1988.

D 6637

IDENTIFICATION REFERENCE

FEB 22 3 05 PM '88

REGISTER'S OFFICE DAVIDSON COUNTY, TN

Lillian Reynolds by Janet DuBose
LILLIAN REYNOLDS
Unmarried
Power of Attorney
Book 7443 page 86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John Barry Ward, a Notary Public in and for said County and State, LILLIAN REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 29th day of January, 1988.

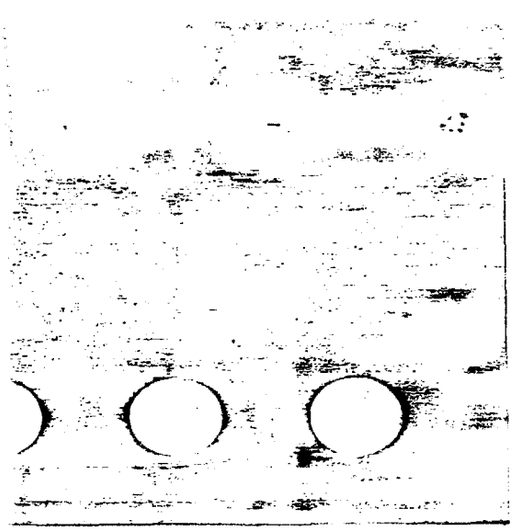
NOTARY PUBLIC

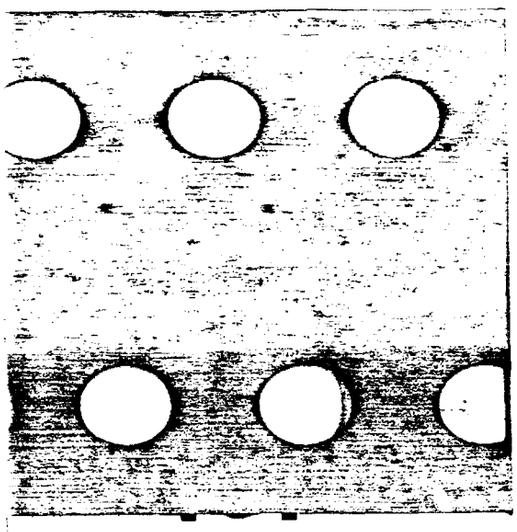
My Commission Expires:

11/2/90

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7474 PAGE 96

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			0.00
			CAMT	18000.00
			CON TX	50.40
			PRFEE	0.50
			WDEED	6.00
			TOTAL	56.90
			CHECK	56.90
02/22/88	01		15:06 0001	8886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONT 0.00

0 6 6 3 7

IDENTIFI REFERENCE

FEB 22 3 05 PM '88

DAVIDSON COUNTY, TN

No. 63646