File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Angus M. Clayton
197 37th Avenue North
Nashville, TN 37209

MORTGAGEE:
Sovran Mortgage Corporation
201 East Cary Street
Richmond, VA 23219

MAP-PARCEL NUMBERS:
MAP 104-01
PARCEL 133.00
11W-80025

BOOK 7500 PAGE 574

WARRANTY DEED

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, Faye S. Thompson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Angus M. Clayton and wife, Anne M. Clayton 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. 16 and the southerly 1/2 of Lot No. 15 on the plan of West Dale Subdivision, of record in Book 547, page 50, Register's Office for said County.

SAID Lot No. 16 and the southerly 1/2 of Lot No. 15 front together 75 feet on the westerly margin of 37th Avenue and extends back 235 feet more or less on the northerly line and 224 feet on the southerly line to an alley in the rear.

Being the same property conveyed to Faye S. Thompson by Installment Deed from Woodrow W. Shannon and wife, Louise B. Shannon of record in Book 6832, page 274, 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.

1 6 0 6 3

IDENTIFICATION

MAR 28 9 14 AM '88

9913 03/28 0101 03CHECK 173.10

This is (XX) improved property, known as 197 37th Avenue North, Nashville, TN 37209.

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 25th day of March, 1988.

Faye S. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of March, 1988, before me personally appeared Faye S. Thompson, unmarried, 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 she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7500 PAGE 575

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

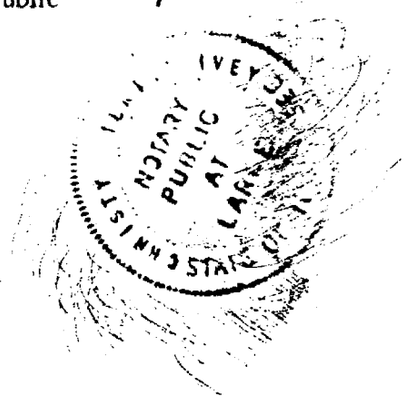
The actual consideration or value, whichever is greater, for this transfer is $ 59,500.00.

Angus M. Clayton
Affiant

Subscribed and sworn to before me, this the 25th day of March, 19 88.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

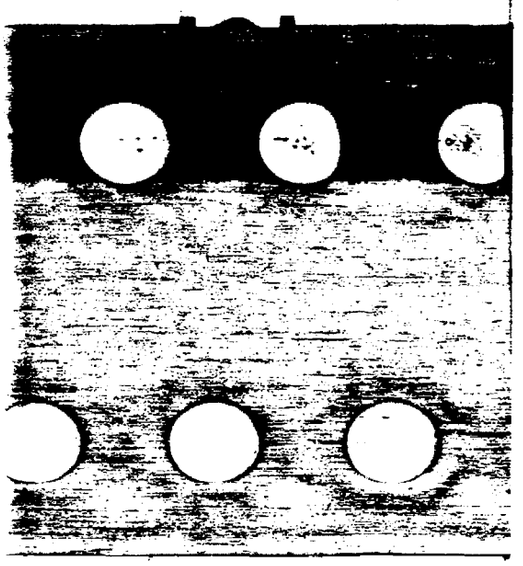


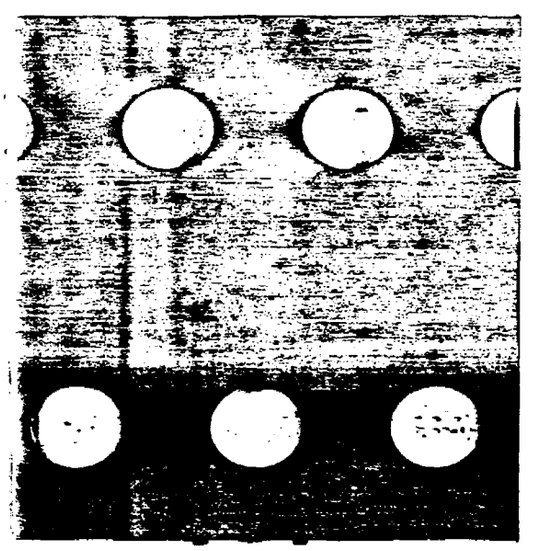
WARRANTY DEED

from:
Faye S. Thompson, unmarried

to:
Angus M. Clayton and wife,
Anne M. Clayton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7500 PAGE 576

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

CAMT 59500.00
CON TX 166.60
PRFEE 0.50
WDEED 6.00
TOTAL 173.10
CHECK 173.10

03/28/88 01 09:16 0001 991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16063

IDENTIFICATION REFERENCE

MAR 28 9 14 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 74474