file box 8/jcb

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

ADDRESS NEW OWNER:
John B. Clayton, IV
504 Fairfax Avenue
Nashville, TN. 37212

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-10
PARCEL 191
24W-06735

WARRANTY DEED BOOK 7529 PAGE 829

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, Raymond P. Pendarvis and wife, Margo D. Pendarvis hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John B. Clayton, IV and wife, Ellen Wright 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. 14 and the westerly 35 feet of Lot No. 15, Block No. 4 on the plan of Fairfax Place, of record in Book 547, page 138, Register's Office for said County.

SAID Lot No. 14 and the westerly 35 feet of Lot No. 15, Block No. 4 adjoin and together front 115 feet on the northerly margin of Fairfax Avenue and extends back between parallel lines a distance of 157.3 feet along the westerly line of said lot, also being the easterly margin of 32nd Avenue South.

Being the same property conveyed to Raymond P. Pendarvis and wife, Margo D. Pendarvis by deed from Thomas W. Core and wife, Amelia A. Core of record in Book 5230, page 321, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1494, page 535, said Register's Office, and to the matters set forth in the above referenced plan of record.

256988 IDENTIFICATION REFERENCE APR 29 10 40 AM '88 WILLIAM K. WILKINS, REGISTER DAVIDSON COUNTY, TN

9659 04/29 0101 03CHECK 650.50

This is (an) improved property, known as 504 Fairfax Avenue, Nashville, TN. 37212.

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 28th day of April, 1988.

Margo D. Pendarvis

Raymond P. Pendarvis

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of April, 1988, before me personally appeared Raymond P. Pendarvis and wife, Margo D. Pendarvis, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7529 PAGE 830

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 $ 230,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of April, 1988

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR.
NOTARY PUBLIC
STATE OF TENNESSEE

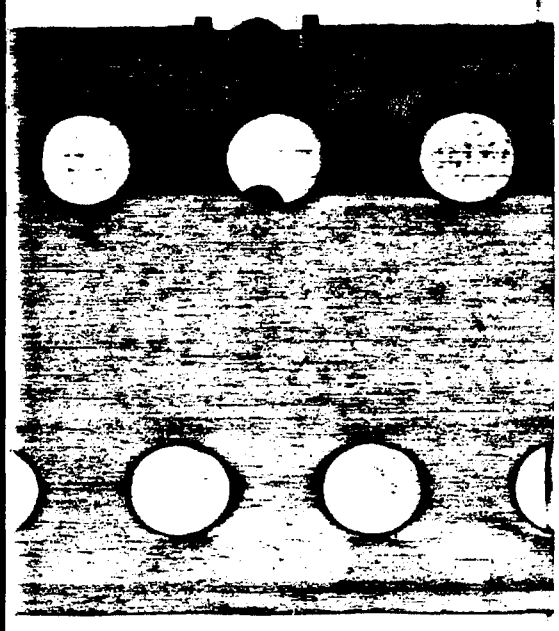
WARRANTY DEED

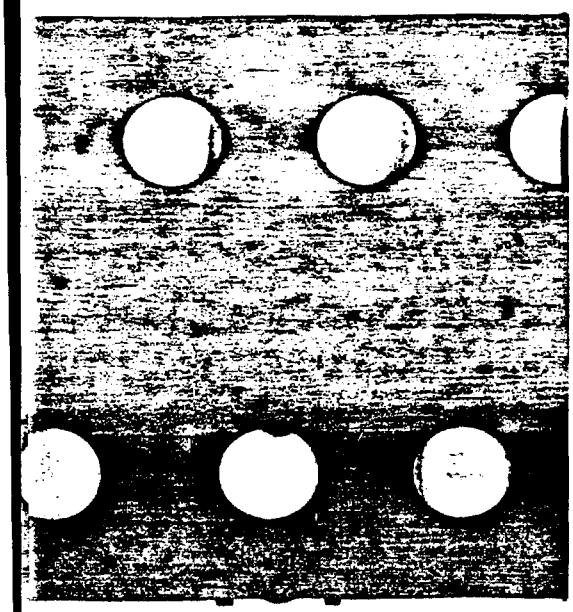
from:
Raymond P. Pendarvis and wife,
Margo D. Pendarvis

to:
John B. Clayton, IV and wife, Ellen Wright Clayton

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

TN-27472





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7529 PAGE 831

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 230000.00
CON TX 644.00
PRFEE 0.50
WDEED 6.00
TOTAL 650.50
CHECK 650.50

04/29/88 01 10:45 0001 9659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25698

IDENTIFICATION REFERENCE

APR 29 10 40 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 85727