BOOK 7579 PAGE 73

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 88

Notary Public

MY COMMISSION EXPIRES 9/9/89 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville TN 37217

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO		
Carolyn R. Clements		Singleton Mortgage Corporation		MAP 104-1
(NAME)		(NAME)		
209 37th Avenue North		6263 Poplar, Suite 100		PARCEL 64
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37209		Memphis, TN 38119		11W80045
(CITY)	(STATE) (P.O. ZIP)	(CITY)	(STATE) (ZIP)	

FOR AND 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, Montrose E. Johnson, Jr. and wife, Carol R. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn R. Clements, unmarried

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:

BEING the easterly part of Lot 10 on the Map of Westdale Subdivision, as of record in Book 547, page 50, Register's Office for said County.

SAID part of Lot No. 10, which is a corner parcel, fronts 66 feet on the westerly margin of 37th Avenue North (formerly Pilcher Avenue) and fronts 143 feet on the northerly margin of Dakota Avenue and extends back 144 feet on the northerly line and 66 feet on the westerly line to a point of intersection.

Being the same property conveyed to Montrose E. Johnson, Jr. and wife, Carol R. Johnson, by deed from Pat Williams, of record in Book 4915, page 986, said Register's Office.

42272

IDENTIFICATION REFERENCE

JUN 21 1 47 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

8078 06/21 0101 03CHECK 146.22

This is unimproved (X) property, known as 209 37th Avenue North, Nashville, TN 37209
(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 heir 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 our hand s this 17th day of June, 19 88

Carol R. Johnson

Carol R. Johnson

Montrose E. Johnson, Jr.

Montrose E. Johnson, Jr.

BOOK 7579 PAGE 74

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Montrose E. Johnson, Jr. and wife, Carol R. Johnson~~

(or proved to me on the basis of satisfactory evidence

the bargainor ~~s~~ with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 19 88.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

~~Montrose E. Johnson, Jr.~~
Carol R. Johnson

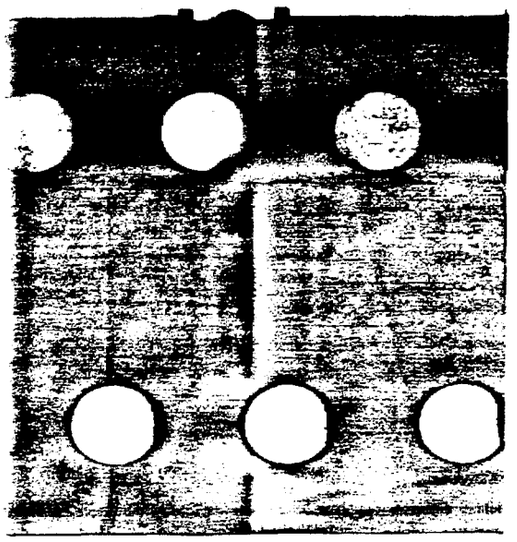
TO

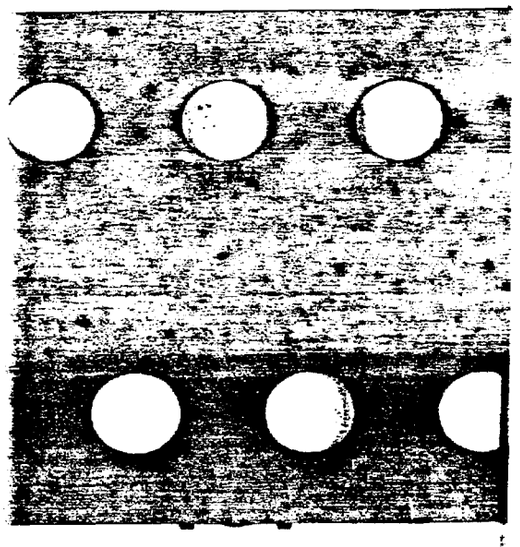
Carolyn R. Clements

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7579 PAGE 75

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 49900.00
				CON TX 139.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 146.22
				CHECK 146.22
06/21/88	01		13:51 0001	8078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42272

IDENTIFICATION REFERENCE

JUN 21 1 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104872