Prepared by: Edward A. Robertson, Atty
Clarksville, TN

93-15
Par 312 & 313 2a

DEED OF REALTY from Grantors, Rose A. Robertson, executrix of the estate of Edward A. Robertson Jr., deceased; Edward A. Robertson III; John R. Engelman; Martha McBride; Frank R. Smith; Helen Rees Janele; Mary Rees Nishio; Joe M. Rees and Ernest Rees III, to Grantee, Thomas W. Claybrooks.

GRANTORS have bargained and sold and hereby transfer and convey to Grantee, to have and to hold to him in fee simple, and to his heirs and assigns forever, the following described realty located in Davidson County, Tennessee:

Lots 1 and 2 in Isaac Paul's Elysian Grove plan of lots of record in Book 1, page 134 in the office of the Chancery Court Clerk for said county.

Lot 1 fronts 50 feet on the west side of Second Avenue South and runs back between parallel lines with the south margin of Petway Street or Hill's Alley 135 feet, more or less, to an alley in the rear.

Lot 2 fronts 50 feet on the west side of Second Avenue on the west side of Second Avenue South and runs back between parallel lines 139½ feet, more or less, to an alley.

This is the same property acquired by E.A. Robertson Sr. by deeds of record in Deed Book 712, page 575 and Deed Book 1345, page 309 in the Register's Office for said county. Upon his death in Davidson County, Tennessee, in 1949 he devised the property to his wife, Mary A. Robertson, who upon her death in 1966 in Williamson County, Tennessee, devised it to her four children, Winifred Engelman, Vivian McCown, Mary Rees and Edward A. Robertson Jr. Winifred Engelman died intestate in 1966, survived by two children, John R. Engelman and James Engelman. James Engelman died intestate in 1966, unmarried and without issue, and his interest passed to his brother, John R. Engelman, who is thus vested with a ¼ interest in the property. Vivian McCown, by her will of record in Will Book 90, page 245 in the office of the Davidson County Chancery Court Clerk, devised her interest to her husband, Frank E. McCown Sr., who conveyed that interest to Edward A. Robertson III by deed of record in Deed Book 4463, page 953. Edward A. Robertson thereby owns a ¼ interest in the property. Mary Rees, by her will of record in Will Book 11, page 537 in the office of the Chancery Court Clerk for Lincoln County, Tennessee, devised her interest to her husband, James H. Rees. James H. Rees, by his will of record in Will Book 12, page 426 in the office of Lincoln County Chancery Court Clerk, devised that interest in equal shares to his brother-in-law, Edward A. Robertson Jr.; to the two children of his sister, Martha McBride and Frank R. Smith; and to the four children of his brother, Helen Rees Janele, Mary Rees Nishio, Joe M. Rees and Ernest Rees III. Thus Edward A. Robertson Jr. acquired 1/3 of Mary Rees's ¼ interest to add to the ¼ he already had.

Martha McBride and Frank R. Smith divided equally 1/3 of Mary's ¼ interest, and therefore each now holds a 1/24 interest. Helen Rees Janele, Mary Rees Nishio, Joe M. Rees and Ernest Rees III similary divided equally 1/3 of Mary's ¼, and therefore each now holds a 1/48 interest in the realty. Edward A. Robertson Jr. died in 1987 and his will of record in the office of the Chancery Court Clerk for Williamson County, Tennessee, names his wife, Rose A. Robertson, as executrix with power to sell realty.

Rose A. Robertson, executrix, and Edward A. Robertson III, covenant that they are lawfully seized and possessed of a 7/12 interest in said realty and have a perfect right to convey it, that such interest is unencumbered, and that they will warrant and defend the title to such interest to Grantee and to his heirs and assigns forever against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable one, receipt of which is hereby acknowledged. POSSESSION will be given with deed. TAXES for the current year are prorated.

WITNESS the Grantors' signatures this 9 June 1988. The names of all Grantors after the first two listed in the opening paragraph are signed by Edward A. Robertson III pursuant to powers of attorney filed in Book_____, pages_____in the Register's Office for Davidson County, Tennessee.

Rose A. Robertson, Executrix
Rose A. Robertson

Edward A. Robertson III
Edward A. Robertson III

John R. Engelman
By: Edward A. Robertson III

Martha McBride
By: Edward A. Robertson III

Frank R. Smith
By: Edward A. Robertson III

Helen Rees Janele
By: Edward A. Robertson III

Mary Rees Nishio
By: Edward A. Robertson III

Joe M. Rees
By: Edward A. Robertson III

Ernest Rees III
By: Edward A. Robertson III

42293

IDENTIFICATION REFERENCE

JUN 21 2 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

BOOK 7579 PAGE 125

Personally appeared before me, the undersigned notary public in and for said state and county, ROSE A. ROBERTSON and EDWARD A. ROBERTSON III, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein stated.

Witness my hand and seal this 9 June 1988.

Daphne L. Ganey
Notary Public

My commission expires: July 24, 1991

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

On this 9 day of June 1988 before me personally appeared EDWARD A. ROBERTSON III, to me known to be the person who executed the foregoing instrument in behalf of JOHN R. ENGELMAN, MARTHA McBRIDE, FRANK R. SMITH, HELEN REES JANELE, MARY REES NISHIO, JOE M. REES and ERNEST REES III, and acknowledged that he executed the same as the free act and deed of said persons.

Daphne L. Ganey
Notary Public

My commission expires: July 24, 1991

STATE OF TENNESSEE)
Williamson)
COUNTY OF ~~DAVIDSON~~)

8100 06/21 0101 03CHECK 138.3

The actual consideration or value, whichever is greater, for this transaction is $ 46,000.00.

Thomas W Claybrooks
Affiant

Sworn to and subscribed before me this June 9th 1988.

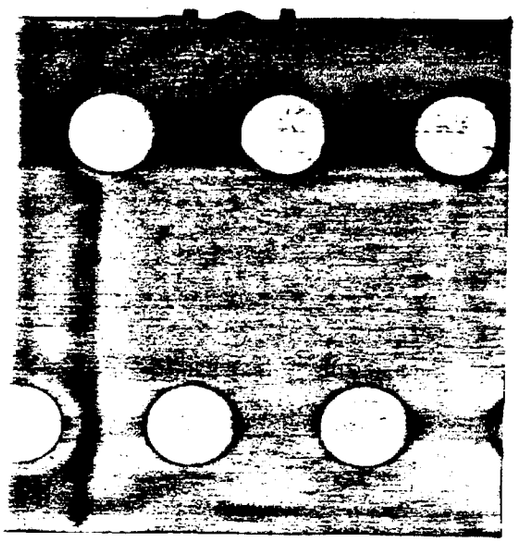
Daphne L. Ganey
Notary Public

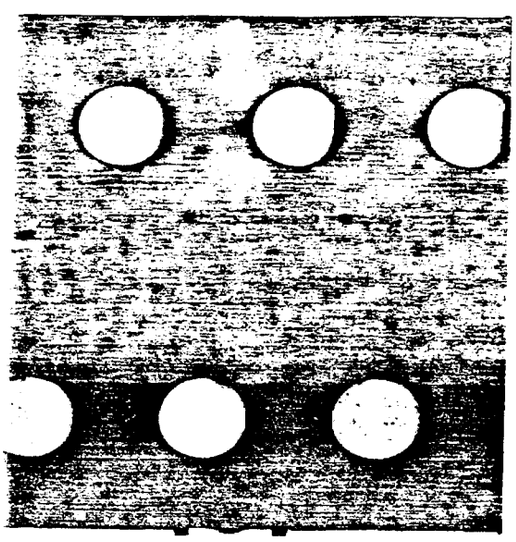
My commission expires: July 24, 1991.

Owner: Thomas W. Claybrooks
Address: 206 McLann
Nashville, TN 37210

Send Tax Bills To: SAME

mortgagee: Dominion Bank of middle Tennessee
P.O. Box 2648
150 Fourth Avenue North
Nashville, TN 37219





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7579 PAGE 126

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 46000.00
CON TX 128.80
PRFEE 0.50
WDEED 9.00
TOTAL 138.30
CHECK 138.30

06/21/88 01 14:26 0001 B100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42293

IDENTIFICATION REFERENCE

JUN 21 2 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104894