CLERK'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Address of New Owners:
Janet K. Shands
1001 14th Avenue South
Nashville, Tennessee

Send Tax Bill To:
Same

Map 105-1
Parcel Number 188

The actual consideration or value, whichever is greater for this transfer is $ 49,000.00.

Janet K. Shands
AFFIANT

Subscribed and Sworn to before me, this the 30th day of July, August 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/10/91

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THIS INSTRUMENT PREPARED BY LARRY COLE, ATTORNEY, PROBATE COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURT HOUSE, NASHVILLE, TENNESSEE.

THIS INDENTURE, made this 21 day of July, 1988, between BILL COVINGTON, Clerk of the PROBATE COURT at Nashville, for Davidson County, Tennessee, party of the first part, and JANET K. SHANDS, Individually, party of the second part,

WITNESSETH, that by a decree of said court, in the cause ofLAURA FULCE, Administrators of the ESTATE OF ELLA B. DRIVER, Deceased, Plaintiffs, vs. ALL UNKNOWN HEIRS-AT-LAW of Ella B. Driver, Deceased, Et Al, ETC., Defendants, Rule No. 90262/80350, and entered of Page 323 of Minute Book 291, the Court did on the 27th day of May, 1988, did approve the sale of the real estate hereinafter described to the said JANET K. SHANDS, Individually for FORTY-NINE THOUSAND ($49,000.00)---------- DOLLARS. It appears from the Order of the Court, made in said cause and entered on Page 324 of Minute Book 291, the Court did Order the Probate Clerk & Master to issue a warranty deed to said buyer of said real estate.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decrees, the said BILL COVINGTON, AS such CLERK, does hereby transfer and convey to the said JANET K. SHANDS, Individually, and her heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows-viz:

A tract of land in Davidson County, Tennessee, being parts of Lots 94 and 95 on the Map of B. F. Shield's Heirs Plan of Lots, in Book 57, page 31, Register's Office, for said County. Described according to a survey by Barge, Waggoner, Sumner and Cannon, dated March 8, 1976, as follows:

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BEGINNING at a concrete monument in the southerly margin of Grand Avenue, said point being 101.75 feet west of 14th Avenue South; thence South 8° 16' West, 100.6 feet to a concrete monument, thence North 82° 22' West, 27.1 feet to a concrete monument in the easterly margin of Alley No. 436; thence North 8° 52' East, 100.6 feet to a point in the southerly margincf Grand Avenue; thence South 82° 22' East, 26.0 feet to the point of beginning.

A 10 foot wide utility easement extends across the property. The north margin of the said easement is located 59 feet, more or less from the north margin of subject property, more particularly described by a survey dated March 8, 1976, by Barge Waggoner, Sumner & Cannon, Engineers.

BEING the same property conveyed to Mrs. Ella B. Driver by deed from Metropolitan Development and Housing Agency, of record in Book 5042, Page 753, said Register's Office.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said JANET K. SHANDS, Individually, and her heirs and assigns forever.

IN WITNESS WHEREOF, the said Bill Covington, Clerk as aforesaid, has hereunto set his hand the date first above written.

5 8 1 3 5

REGISTER'S OFFICE
Aug 12 10 22 AM '88
RECEIVED

Bill Covington, County Clerk

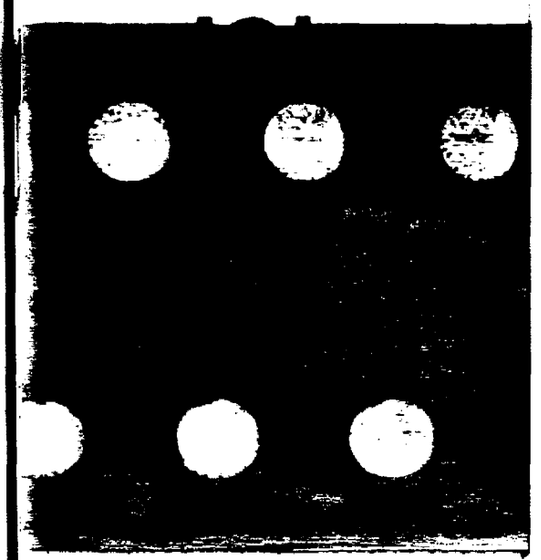
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

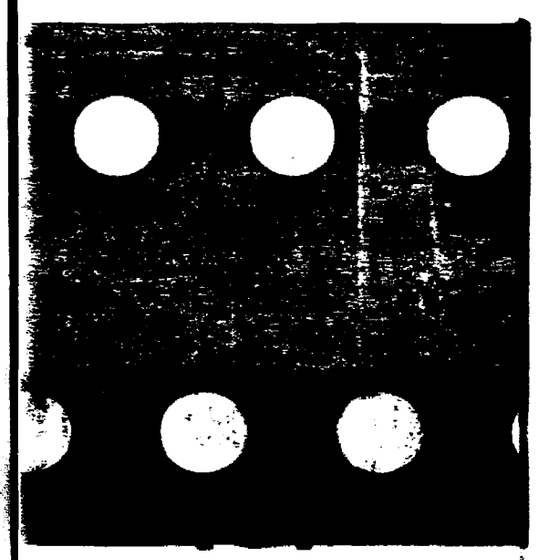
Personally appeared before me, Richard R. Clark, a Notary Public in and for said County and State, the within named Bill Covington, Clerk, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 21 day of July, 1988.

Richard R Clark
Notary Public

My Commission Expires: 5-30-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			DMT	49000.00
			CON TX	161.70
			PRFEE	0.50
			WDEED	6.00
			TOTAL	168.20
			[illegible]	168.20

08 12/88 CL [illegible] 0001 8390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58135

IDENTIFICATION REFERENCE

Aug 12 10 22 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 122951