Box 35

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 7731 PAGE 313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Donald Clemons & Clyde Clemons	SAME	Part of
(NAME)	(NAME)	
2525 Eugenia Avenue		118-8-179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by Donald Clemons and Clyde Clemons and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

RAG Properties, a Tennessee Partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Donald Clemons and Clyde Clemons, as tenants in common

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.E. Crain Subdivision, of record in Book 6200, page 812, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Eugenia Avenue, (50 foot road) at the northwest corner of Lot 1 Resubdivision of Lots 206, 213 and Part "B" on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park as recorded in Plat Book 5190, page 319, Register's Office for Davidson County, Tennessee the property of Wesley R. Thompson, et ux, as recorded in Deed Book 6329, page 511, Register's Office for Davidson County, Tennessee and the southwest corner of the herein described tract; thence, northwestwardly with the easterly right-of-way line of Eugenia Avenue, 50.06 feet along the arc of a curve to the left having a radius of 746.08 feet, a central angle of 3 deg. 50' 40" and a chord bearing and distance of N 21 deg. 03' 12" W, 50.05 feet to an existing iron pin; thence, N 23 deg. 03' 00" W, 27.79 feet to an existing iron pin; thence, with the south boundary line of the property of Donald and Clyde Clemons as recorded in Deed Book 6856, page 471, Register's Office for Davidson County,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me this the 19th day of December 19 87

Affiant

My commission expires: 1-21-90
(Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Eugenia Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for Plan of record in Book 6200, page 812, said Register's Office

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 16th day of Dec, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RAG Properties, a Tennessee Partnership

BY: Lewis W. Rankin
Lewis W. Rankin, Partner

BY: Sherry Crain Arledge
Sherry Crain Arledge, Partner

BY: Charles R. Gill
Charles R. Gill, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda Black, a Notary Public in and for said County and State, personally appeared Lewis W. Rankin, Sherry Crain Arledge and Charles R. Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of RAG Properties, a Tennessee Partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 16th day of December, 1988, at Nashville, Tennessee.

My Commission Expires 9-26-92

Linda Black
Notary Public

LINDA BLACK NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
RAG Properties, a Tennessee Partnership

TO
Donald Clemons and
Clyde Clemons

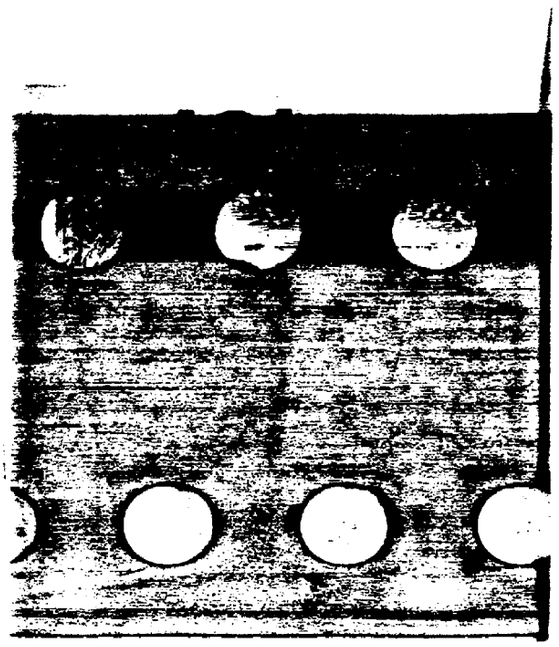
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

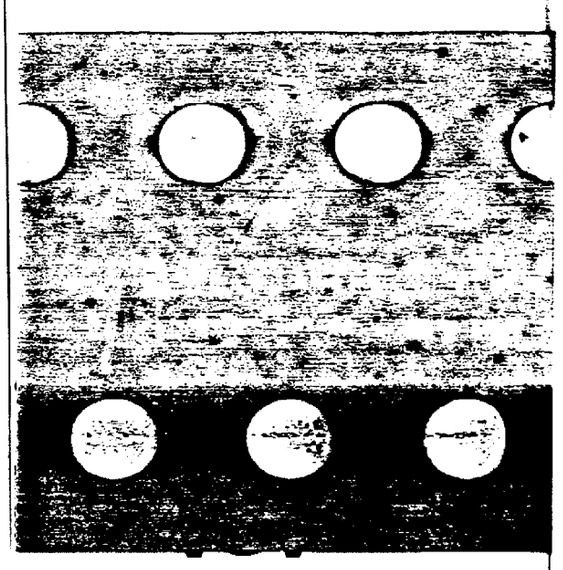
EXHIBIT "A"

Tennessee, N 64 deg. 00' 47" E, 148.05 feet to an iron pin set; thence, with the west boundary line of Lot 1, J.E. Crain Subdivision as recorded in Plat Book 6200, page 812, Register's Office for Davidson County, Tennessee, S 4 deg. 12' 43" E, 98.59 feet to an existing iron pin; thence, with the north boundary line of Lot 1, resubdivision of Lots 206, 213, and Part "B" on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, the property of Wesley R. Thompson, et ux, S 70 deg. 47' 45" W, 118.03 feet to the point of beginning and containing 11,328 square feet or 0.260 acres, more or less.

Being part of the same property conveyed to RAG Properties, a Tennessee partnership, by deed from Wesley R. Thompson and wife, Alease C. Thompson of record in Book 6757, page 220, Register's Office of Davidson County, Tennessee.

IDENTIFICATION REFERENCE
95022
Dec 19 3 07 PM '95
KELLY Z WILKINS REGISTER
DAVIDSON COUNTY, TN
9202 12/19 0101 03CHECK 92.00





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

RECEIVED OF _____

FOR _____

BOOK 7731 PAGE 316

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	25000.00
CON TX	82.50
PRFEE	0.50
WDEED	9.00
TOTAL	92.00
CHECK	92.00

12/19/88 01 15:06 0001 9202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95022

IDENTIFI REFERENCE

Dec 19 3 07 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165364