Box 61

FORM NO. WD-1 REV. 10-86

BOOK 7797 PAGE 776

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys.; One Burton Hills Blvd. #130; Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Ronald Walton Downey (NAME)	First Tennessee Bank (NAME)	104-16
1812 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	165 Madison Ave (STREET ADDRESS)	225
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38103 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Patricia Wall, Wilbur Guy McClurkan, Sandy McClurkan, Don Templeton, M. Velma McClurkan Simpson and Richard (Ricky) Proctor, Jr. and Wilbur Guy McClurkan, Executor of the Estate of W. F. McClurkan HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD WALTON DOWNEY and wife, ANNA-LOUISE DOWNEY

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:

Land in Davidson County, Tennessee, being the westerly one-half of lot no. 212 on the Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said westerly one-half of lot no. 212 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 189.9 feet on the west line and 190.5 feet, more or less, on the east line to an alley on which it measures 50 feet.

Being the same property conveyed to W. F. McClurkan and wife, Audrey L. McClurkan by deed dated July 26, 1943 from the Penn Mutual Life Insurance Company, of record in Book 1255, page 8, said Register's Office. The said Audrey L. McClurkan first died, leaving W. F. McClurkan as the surviving tenant of the entirities. The said W. F. McClurkan later died and, by his will, left the property to Hobard P. McClurkan, Wilbur Guy McClurkan, Walter M.McClurkan, Mary D. McClurkan Templeton, M. Velma McClurkan Simpson, and Richard (Ricky) Proctor, Jr., or to their issue if any of them pre-decease W. F. McClurkan. Hobard P. McClurkan predeceased him and left one issue, Patricia Wall. Walter M. McClurkan predeceased him and left one issue, Sandy McClurkan. Mary D. McClurkan Templeton predeceased him and left one issue, Don Templeton. Sandy McClurkan is also known as Walter S. MCClurkan

This is unimproved ( ) improved (X) property, known as 1812 Beechwood Avenue; Nashville, Tn. 37212.
(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 heirs 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 hands this 17th day of March, 19 89

Patricia Wall — Wilbur Guy McClurkan — Sandy McClurkan

Don Templeton — M.Velma McClurkan Simpson — Richard (Ricky) Proctor, Jr.

M. Velma McClurkan Simpson

STATE OF North Carolina
Gaston County

BOOK 7797 PAGE 777

Personally appeared before me, Robin P. Mauney, a Notary Public in and for said County and State, the within named Patricia Wall

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at 1329 E. Franklin Blvd. Gastonia, NC, this 6th day of March 1989

Commission expires My Commission Expires April 29, 1992

Robin P. Mauney
Notary Public

ROBIN P. MAUNEY NOTARY PUBLIC GASTON COUNTY, N.C.

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the

MAR 11 11 47 AM '89 REGISTER OF DEEDS MECKLENBURG COUNTY

18 192

State of Tennessee)
County of Davidson)
On this 17th day of March, 1989, before me, the undersigned, a notary public in and for the said county and state, appeared the within names Wilbur Guy McClurkan, Executor of the Estate of W. F. McClurkan and Wilbur Guy McClurkan (individually) and M. Velma McClurkan Simpson and Richard (Ricky) Proctor, Jr. with whom I am personally acquainted and who acknowledged that they are the persons described and they executed the within instrument for the purposes therein contained as their free act and deed.
Witness my hand and offical seal at Nashville, Tn. this 17th day of March, 1989.

Notary

my commission expires: 5-8-91

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

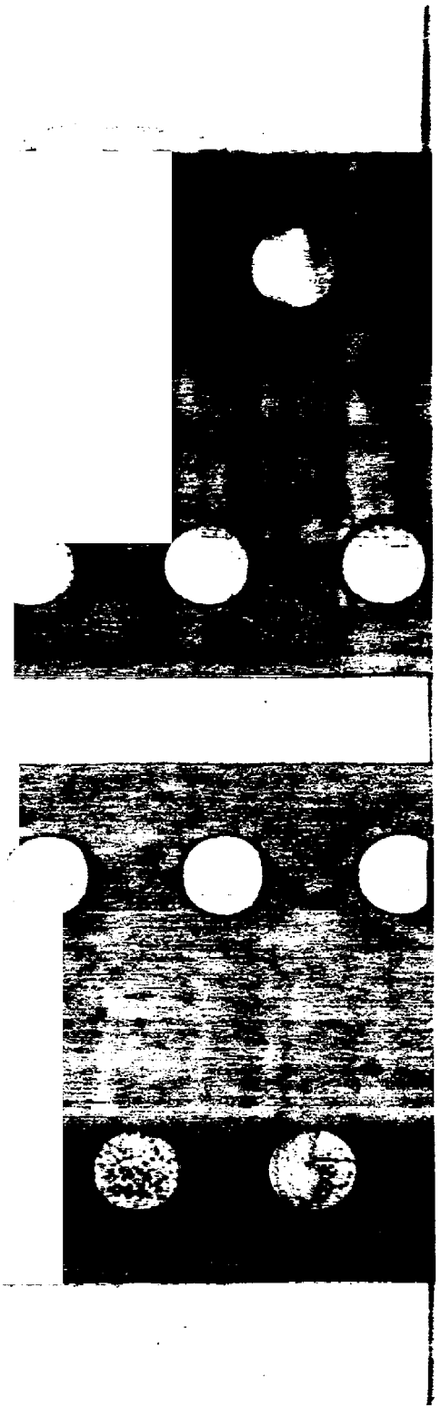
*Sandy McClurkan also known as Walter S. McClurkan

State of Tennessee)) COUNTY OF Roane)
Personally appeared before me, the undersigned Notary for the above State & County, personally appeared Sandy McClurkan, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the forgoing instrument as his free act and deed for the purposes therein contained.
Witness my hand and official seal at Harriman tennessee this 8th day of March, 1989.

Notary

my commission expires: 10/19/90

Robert MacGraw



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

RECEIVED OF _____

FOR _____

BOOK 7797 PAGE 778

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	81000.00
CON TX	267.30
PRFEE	0.50
WDEED	6.00
TOTAL	273.80
CHECK	273.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK: 56 0001 7754

18:19.2

IDENTIFICATION REFERENCE

MAR 21 11 47 AM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192266