RGDWP220 03/20/89 ccr

FILED FOR REFERENCE

MAR 29 4 06 PM '89

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (RGD)
2700 First American Center
Nashville, Tennessee 37238

Box 18

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number
C. Bryan Hoskins 1202 Nichol Lane Nashville, TN 37205	Cherokee Valley Federal Savings Bank 650 25th Street Cleveland, TN 37311	Map 130-9 Parcel 151

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN L. CLAYTON, III, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto C. BRYAN HOSKINS ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 25 feet and 0 feet rear of Lot No. 4 facing Nichol Lane and the northerly 75 feet front and 134 feet rear of Lot No. 5 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Said Part of Lots 4 and 5 adjoin and front together 100 feet on the easterly side of Nichol Lane and extend back 157 feet on the northerly line and 237 feet, more or less, on the southerly line, to the rear line of Lot No. 3, measuring 134.0 feet thereon.

Being the same property conveyed to Martin L. Clayton, III by deed from Vivian B. Clark, unmarried, of record Book 6621, page 768, said Register's Office.

This is improved property known as 1202 Nichol Lane, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. Taxes for the year 1989, a lien not yet due and payable.

2. Easement for Sanitary Sewer of record in Book 5799, page 547, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of the Highlands of Belle Meade No. 1, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 29th day of March, 1989.

Martin L. Clayton, III

Laurie Williams Clayton, wife of Martin L. Clayton, III, joins herein for the sole purpose of conveying to Grantee any right, title and interest she may have in and to the above described property.

Laurie Williams Clayton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, MARTIN L. CLAYTON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29nd day of March, 1989.

Carolyn W. Clayton
Notary Public

My Commission Expires:
3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, MARTIN L. CLAYTON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 1989.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, LAURIE WILLIAMS CLAYTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of March, 1989.

Carolyn W. Proctor
Notary Public

My Commission Expires:
3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $148,500.00.

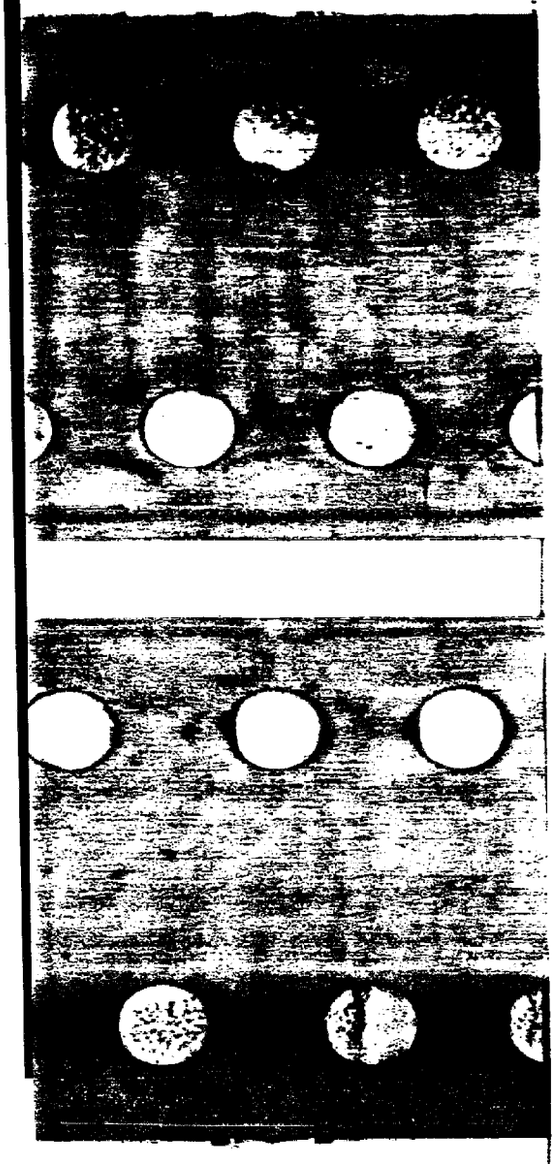
C. Bryan Hosmer
Affiant

Sworn to and subscribed before me this 29th day of March, 1989.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

7804 03/29 0101 03CHECK 499.55



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

RECEIVED OF _____

FOR _____

BOOK 7804 PAGE 10

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 148500.00
CON TX 490.05
PRFEE 0.50
[illegible] 9.00
TOTAL 499.55
CHECK 499.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20318 IDENTIFICATION REFERENCE MAR 29 4 06 PM '89 FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN 03/29/89 01 16:06 0001 0304

No. 194777