THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 1989

Notary Public

MY COMMISSION EXPIRES: July 23, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SAM WALLACE, Attorney, 500 Stahlman Building, Nashville, TN 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Michael Wayne Clinton (NAME)	SAME (NAME)	Map 83-6
712 Benson Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 226
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	23W-15800

Mail

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, J. C. Clinton and wife, Gloria C. Clinton

~~5644 07/19 0101 03 CHECK~~ 103.69

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Wayne Clinton, an unmarried person

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 southerly 50 feet of Lot No. 3 on the unrecorded plan of part of Lot No. 2 of the plan of the Martha Martin lands as of record in Book 161, page 101, Register's Office for Davidson County, Tennessee, formerly referred to as being in Book 8, pages 441 and 442, said Register's Office and also part of a 15 foot alley that was never accepted and has been abandoned and closed according to a survey by Erle Drake, County Surveyor, May 30, 1919, as follows:

Beginning at a point in the westerly margin of Benson Avenue at the northwest intersection of said Avenue and the first alley north of Eastland Avenue; thence along the northerly margin of said alley westerly 214.8 feet plus 15 feet making a total of 229.8 feet to a point in the rear crossing an old 15 foot alley never accepted by the city and quitclaimed to grantors; thence Northerly 50 feet to a point; thence East 229.8 feet to a point in the westerly margin of Benson Avenue; thence with the westerly margin of Benson Avenue 50 feet to the point of beginning.

Being the same property conveyed to J. C. Clinton and wife, Gloria C. Clinton, by deed from Hewlette J. Bridgers, a widow, of record in Book 6641, page 788, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 161, page 101, Register's Office for Davidson County, Tennessee.

This property is conveyed in "As Is" Condition.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved ( ) improved (XX) property, known as 712 Benson Street, Nashville, TN 37206 (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 11th day of July, 1989

J. C. Clinton

Gloria C. Clinton

BOOK PAGE 4 5

Davidson County

Personally appeared before me, Patricia A. McCoy, a Notary Public in and for said County and State, the within named J. C. Clinton and wife, Gloria C. Clinton

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 89.

Commission Expires July 13, 1991

Patricia A. McCoy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

J. C. Clinton and wife,

Gloria C. Clinton

TO

Michael Wayne Clinton

ATTORNEYS TITLE™ A Minnesota Title Company

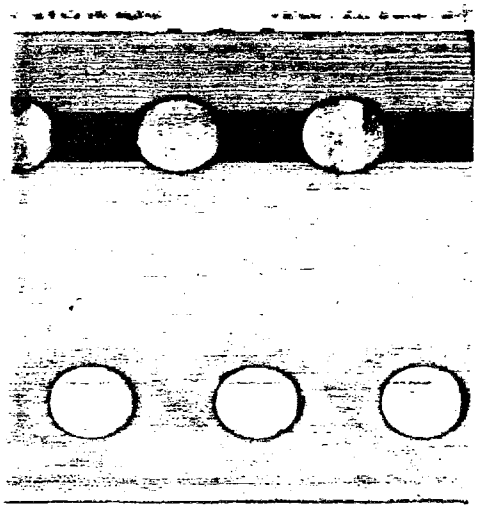
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

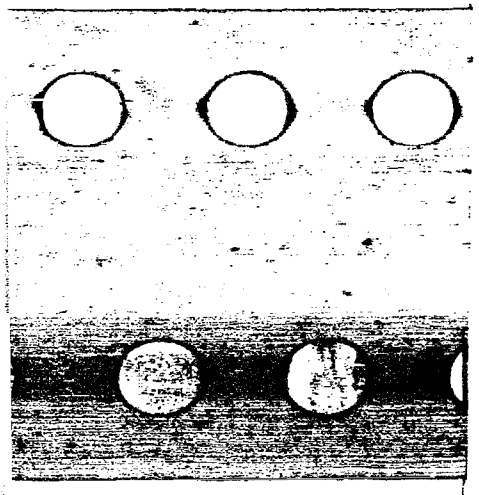
5041

IDENTIFICATION REFERENCE

Jul 19 12 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 447

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 29300.00
				CON TX 96.69
				PRFEE 1.00
				WDEED 6.00
				TOTAL 103.69
				CHECK 103.69
			07/19/89 01	13:03 0001 6644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5041 I.

IDENTIFY REFERENCE

JUL 19 12 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230296