BOOK 7931 PAGE 680

FORM NO. W-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 52,000

Ted A Burkhalter

51

September 1989

Anita K. Hughes

AFFIX SEAL

11/30/91

Ted A. Burkhalter
Attorney At Law
NAME

THIS INSTRUMENT WAS PREPARED BY

Suite 303 Cemetery Plaza
110 Twenty-Ninth Avenue, North
Nashville, Tennessee 37203
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack & Bonita Clark (NAME)	Same as Owner (NAME)	Map 83-6
1604 Franklin Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 219
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	23W-11575

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, Susan A. Breeze, unmarried, and Peggy Augustine, unmarried, devisee under the will of John E. Augustine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Clark and wife, Bonita Clark

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:

Being Lot No. 10 on the Plat of Subdivision of the J. S. Dunbar Home Place as found of record in the Office of the Register for said County, in Book No. 332, Page 156, and part of Old Franklin Avenue line of New Franklin Avenue as opened by deed of record in the office of the Register aforesaid in Book 409, Page 535, described together as follows:

Beginning on the southerly margin of New Franklin Avenue 120 feet eastwardly from the easterly margin of 16th Street; thence with the southerly margin of said Franklin Avenue easterly 50 feet; thence southerly parallel with said 16th Street, and passing the corner of Lot No.9 and 10 at 50 feet in all 246 feet, more or less to the northerly margin of an alley; thence with said alley, westerly 50 feet to the cornder of Lot Nos. 10 and 11; thence northerly with the line between said Lots 10 and 11 246 feet, more or less, to the beginniing.

Being part of the same property conveyed by deed to Susan A. Breeze and John E. Augustine from Jean Marie Wells and Johnnie Lucy O'Brien as of record in Book 5226, page 419, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING OF
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved ( ) property, known as 1604 FRANKLIN AVE. (House Number) (Street) NASHVILLE (P.O. Address) TN (City or Town) 37206 (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 hand s this 16th day of August, 19 89

Susan A. Breeze

Peggy Augustine

BOOK 7951 PAGE 681

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ~~THE UNDS~~ SUSAN A. BREEZE PEGGY AUGUSTINE the bargainor 2, 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 16 day of AUGUST, 1989.

Anita K. [illegible] Notary Public

Commission Expires 11/10/91

NOTARY PUBLIC DAVIDSON COUNTY

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

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

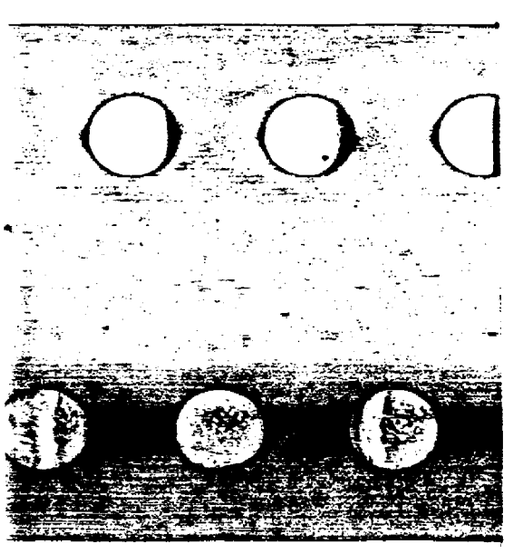
1920 09/06 0101 03CHECK 178.60

RECEIVED
SEP 6 9 49 AM '89
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

6379.4

MAP
IDENTIFICATION
REFERENCE





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

CAMT	52000.00
CON TX	171.60
PRFEE	1.00
WDEED	6.00
TOTAL	178.60
CHECK	178.60

09/06/89 01 09:50 0001 1920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 7 9 4

IDENTIFICATION REFERENCE

SEP 6 9 49 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245943