8974 File Box 12

WARRANTY DEED

BOOK 7940 PAGE 937

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRACE WILSON IRVIN (NAME)	METROPOLITAN FEDERAL SAVINGS (NAME)	Map 116-12
3722 Woodmont Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 995 (STREET ADDRESS)	Parcel 67
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37202-9903 (CITY) (STATE) (ZIP)	F.B.#7DA34725

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, KEITH CLAY and wife, JULIE CLAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRACE WILSON IRVIN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 a portion of Lots Nos. 29 and 30, Block "D" on the plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said portions of Lots Nos. 29 and 30 adjoin and together are described as follows:

Beginning at a point in the northeasterly margin of Tulane Court; said point being the northwesterly corner of Lot No. 28 on said Plan, thence in a northwesterly direction 14.3 feet to a point in the southeasterly margin of Woodmont Lane; thence, with said margin of Woodmont Lane in a northeasterly direction 75.9 feet to a point, said point being 12 feet north of the common corners of Lots Nos. 29 and 30; thence, in a southeasterly direction 224.6 feet to a point in the common line of Lots Nos. 12 and 29; thence, with said common line in a southeasterly direction 48 feet to a point, said point being the common corner of Lots Nos. 28 and 29 thence, with the common line between Lots Nos. 28 and 29 in a southwesterly line 219.3 feet to the point of beginning.

Being the same property conveyed to Keith Clay and wife, Julie Clay by deed from Sara R. Peck, unmarried of record in Book 7222, page 435, re-recorded in Book 7236, page 487, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 3722 Woodmont Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of September, 1989

Keith Clay
KEITH CLAY

Julie Clay
JULIE CLAY

K.C.

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH CLAY and wife, JULIE CLAY

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of September, 19 89.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires _____ Notary Public _____

6 7 1 5 8

IDENTIFICATION REFERENCE

SEP 18 4 17 PM '89

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 19 89.

MY COMMISSION EXPIRES: May 8, 1991
(AFFIX SEAL)

Notary Public

WARRANTY DEED

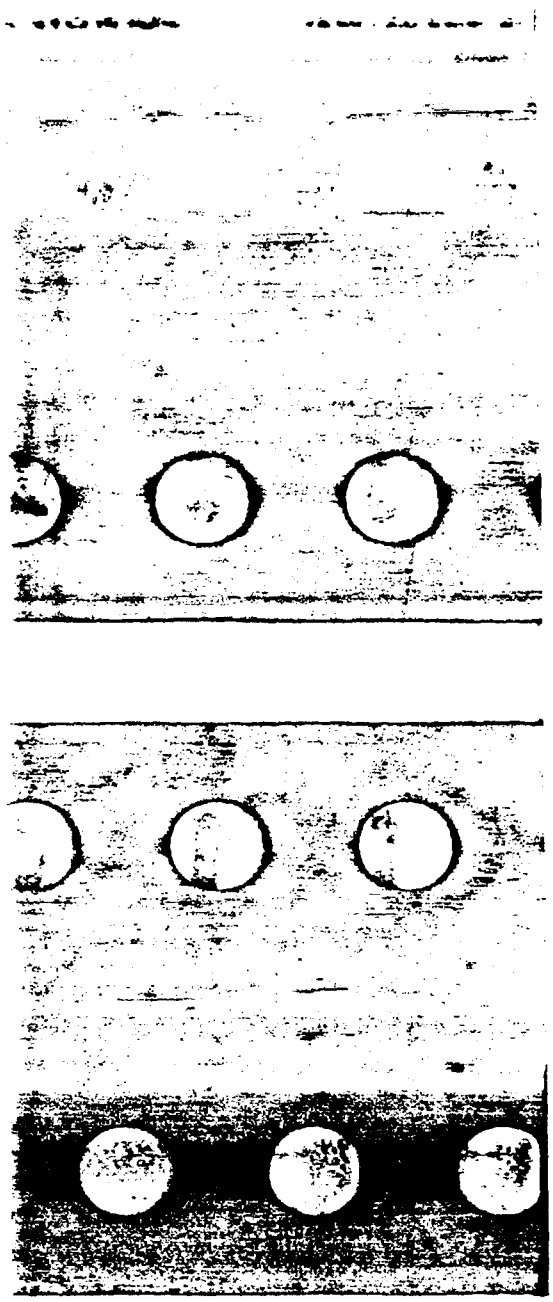
FROM KEITH CLAY and wife, JULIE CLAY

TO GRACE WILSON IRVIN, unmarried

5901 09/18 0101 03CHECK 419.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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	125000.00
			CON TX	412.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	419.50
			CHECK	419.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 17 0001 5901

6.7.1.5.8.

IDENTIFIT REFERENCE

SEP 18 4 17 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249882