BOOK 7945 PAGE 419

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 1989

Notary Public

MY COMMISSION EXPIRES: 7-3-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Elizabeth A. Sauls (NAME)	Standard Federal Savings Bank (NAME)	25W 02045
4908 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9481 (STREET ADDRESS)	103-03-0
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, MD 20898 (CITY) (STATE) (ZIP)	129.00

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, N. T. Clinton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. Sauls

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 Lot No. 809, Block 37 on the Map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 809 fronts 50 feet on the northerly margin of Idaho Avenue, formerly 5th Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to N. T. Clinton, unmarried by deed from Blair Realtors, Inc. of record in Book 6296, page 464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6785, page 122, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

unimproved ( )
This is improved (XX) property, known as 4908 Idaho Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37209 (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 my hand this 22nd day of September, 1989

N. T. Clinton

BOOK 7945 PAGE 420

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, N. T. Clinton, unmarried

the within named bargainor(s), 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 purpose therein contained.

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

NOTARY PUBLIC

My commission expires:

2-13-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____

this _____ day of _____, 19____.

_____

NOTARY PUBLIC

My commission expires:

_____

7951 09/25 0101 03CHECK 251.20

WARRANTY DEED

FROM

N. T. Clinton, unmarried

TO

Elizabeth A. Sauls

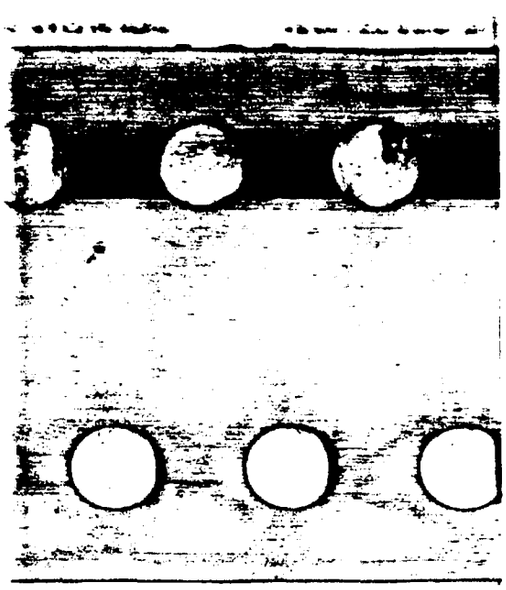
PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

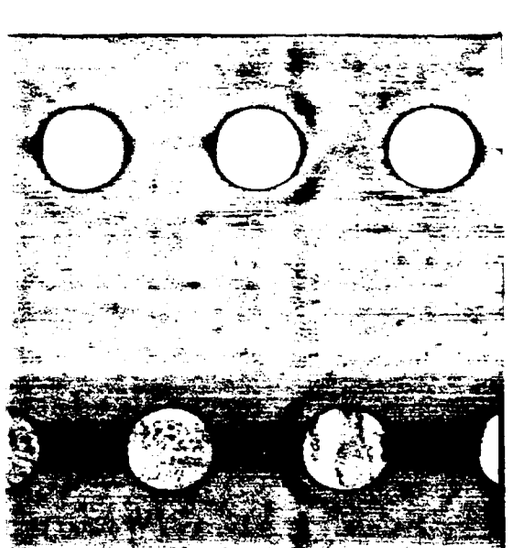
IDENTIFI REFERENCE

SEP 25 2 51 PM '89

DAVIDSON COUNTY, TN

0 8 8 6





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

RECEIVED OF _____

FOR _____

BOOK 7945 PAGE 421

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 74000.00
CON TX 244.20
PRFEE 1.00
~~MRFEE 6.00~~
~~TOTAL 251.20~~
CHECK 251.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/25/89 01 14:51 0001 7951

6 8 8 8 0

IDENTIFICATION REFERENCE

SEP 25 2 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251910