WARRANTY DEED BOOK 8001 PAGE 739

This instrument was prepared by:
SEYMOUR SAMUELS, JR.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
HERMAN ROSS 1821 11TH AVENUE NORTH NASHVILLE, TN 37208	Cenlar Federal Savings Bank CN 5222 Princeton, Jew Jersey 08545	82-5-29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Herman Ross
Affiant

Subscribed and sworn to before me this 7th day of December 1989.

Teresa A Smith
Notary Public

My Commission Expires:

1/21/90

For and in consideration of $57,000.00, of which $17,071.94 has been paid in cash receipt of which is hereby acknowledged and for the balance the Grantee has assumed and agreed to pay the balance due, according to its terms, on a promissory note payable to Cenlar Federal Savings Bank of Princeton, New Jersey, which is secured by the lien of a deed of trust recorded in Book 5434, page 745 of the Register's Office of Davidson County, Tennessee, I Susie McClure, a single person, herein referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Herman Ross, herein referred to as Grantee, his heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 59 on the map of D.T. McGavocks Addition, as of record in Book 21, page 7, Register's Office for said County.

Said Lot No. 59 fronts 50 feet on the westerly side of 4th Avenue North and extends back between parallel lines 174 feet, with the northerly margin of Garfield Avenue to an alley in the rear.

Being the same property conveyed to Joe McClure and wife, Susie McClure by deed from Elsie W. Holt and Francis Bostick of record in Book 5775, page 550, Register's Office for Davidson County, Tennessee, the said Joe McClure having since died.

The said real property is encumbered by:

(a) a lien for 1989 Metropolitan Government realty taxes which are assumed by the Grantee.

(b) Deed of Trust executed by Bobby E. Wright and wife, Katherine Wright to Ernest W. Turnbull, Trustee, of record in Book 5434, page 745, Register's Office for Davidson County, Tennessee, to secure the Lomas and Nettleton Company deed of trust dated May 7, 1979, for the sum of $44,250.00, payable according to

the terms and conditions therein, which Deed of Trust and the obligations secured thereby are assumed by the Grantee.

The said deed of trust has been assigned to Cenlar Federal Savings Bank by assignment dated February 28, 1987, of record in Book 7380, page 169, said Register's Office.

This is improved property, known as 1701 Fourth Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of December, 1989.

Susie McClure

Susie McClure

3128 12/08 0101 03CHECK 195.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 1989, before me personally appeared Susie McClure to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 7th day of December, 1989.

Teresa A. Smith

Notary Public

My Commission Expires:

1/24/90

88074

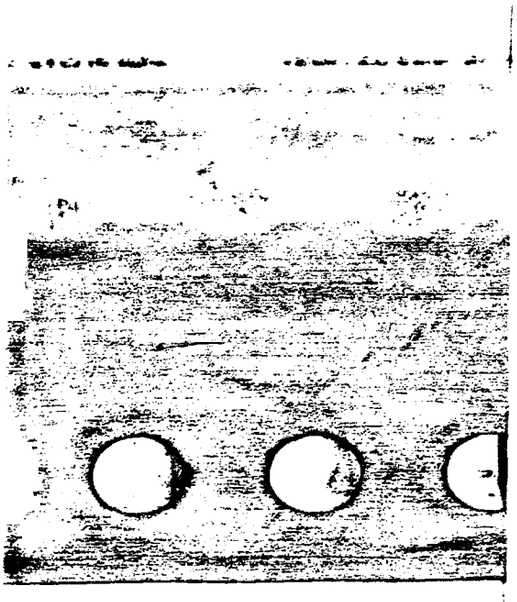
IDENTIF. REFERENCE

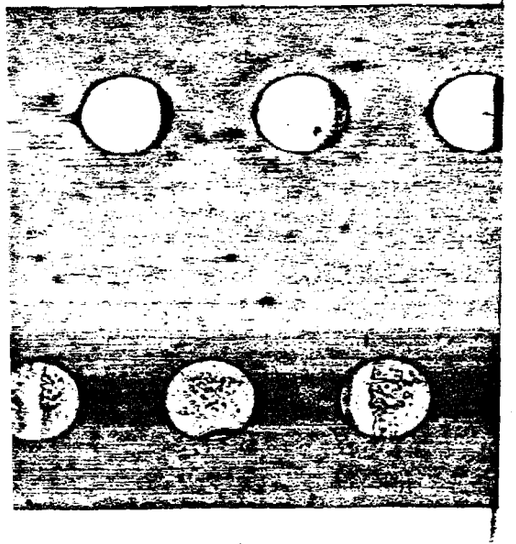
Dec 8 11 05 AM '89

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

RIS

SS/pa/E0765.137





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

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 741

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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10
CHECK 195.10

12/08/89 01 11:03 0001 3128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88074

IDENTIF. REFERENCE

DEC 8 11 05 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274316