FW 21

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

New Owner	Send Tax Bills To	Map and Parcel No.
Melissa Wall Clouse 214 Donna Dr. Madison, Tn 37115	Same	Map No. 81-1 Parcel No. 030

FOR AND IN CONSIDERATION of the sum of Forty-Three Thousand, Three Hundred Dollars ($43,300), cash in hand paid by the hereinafter named grantee, the receipt of which is hereby acknowledged, I, NATHAN WALL, hereinafter called grantor, have bargained and sold, and by these presents do transfer and convey unto MELISSA WALL CLOUSE, hereinafter called the grantee, her heirs and and assigns, the following described property located in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This property is conveyed subject ot sewer easement of record in Book 3957, page 47, said Register's Office; Easement for sewer in Book 1191, page 136, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1900 Hailey Avenue, Nashville, Tennessee.

The subject property is non-residential property and has never been used as a residence by the grantor.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns, forever; and I do covenant with the said grantee that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said grantee, her 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 the 18 day of May, 1990.

Nathan Wall
NATHAN WALL

2767U

MAY 21 11 35 AM '90

3329 05/21 0101 03CHECK 152.89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said State and County, personally appeared NATHAN WALL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of May, 1990.

Notary Public

My Commission Expires: 7/18/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,300.00.

Affiant

SWORN to and subscribed before me this 18 day of May, 1990.

Notary Public

My Commission Expires: 7/18/92

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 17, 18, 19, 20, 21 and the southwesterly 10 feet of Lot No. 22 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

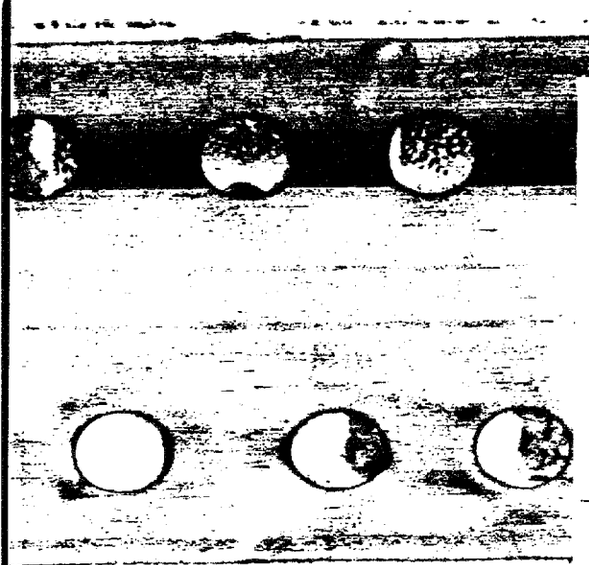
Beginning on the southeasterly margin of Haley Avenue at a point 465 feet northeast of the northeasterly margin of Doak Avenue, being the corner of Lots Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 135 feet to a point 15 feet southwest of the corner of Lots Nos. 22 and 23; thence southeastwardly and parallel with the line between said two lots, 156 1/2 feet, more or less, to the southeasterly lint of Lot No. 22; thence southwestwardly 135 feet to the corner of Lots Nos. 16 & 17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

INCLUDED but EXCLUDED from this conveyance is the following described property:

Being Lots No. 17, 18, and 19 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G. T. Shoegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue, at a point 465 feet northeast of the northeasterly margin of Doak Avenue being the corner of Lots Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 75 feet to the corner of Lots Nos. 19 & 20; thence with the line between said two lots, south eastwardly 159 feet; thence southwestwardly 75 feet to the corner of Lots Nos. 16 & 17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

Being the same property conveyed to Nathan Wall, by deed from Paul Mitchell, of record in Book 7770, Page 356, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 8113 PAGE 94

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	43300.00
CON TX	142.89
PRFEE	1.00
WDEED	9.00
TOTAL	152.89
CHECK	152.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/21/90 01 11:39 0001 3329

27670

IDENTIFT REFERENCE

MAY 21 11 35 AM '90

FELIX Z. WILSON II REGISTER

No. 320758