BOOK 8172 PAGE 106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

William M. Brooks Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES March 26, 1994
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
William M. Brooks, Jr. (NAME)	William M. Brooks, Jr. (NAME)	Map 118-8
2525 Eugenia Avenue (ADDRESS)	P. O. Box 100001 (ADDRESS)	Parcel 257
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	6DA-84736

FOR AND 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, Donald R. Clemons and wife, Victoria E. Clemons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Brooks, Jr.

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. 2 on the J. E. CRAIN SUBDIVISION, of record in Book 6200, Page 812, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald Clemons by deed of record in Book 7731, Page 313, and Quitclaim Deed of record in Book 7826, Pahe 51, Register's Office for Davidson County, Tennessee.

484339

TENNESSEE REAL ESTATE TRANSFER TAX
Aug 10 9 31 AM '90
DAVIDSON COUNTY TENN.

8784 08/10 0101 03CHECK 106.00

This is unimproved ( ) X, property known as 2525 Eugenia Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 2nd day of August, 19 90

Donald R. Clemons

Victoria E. Clemons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public within and for the State and County aforesaid, Donald R. Clemons and wife, Victoria E. Clemons

the bargainor S 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 Brentwood, Tennessee this 2nd day of August, 19 90.

Commission expires March 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon oath acknowledged to be the

and respectively of the

the within named bargainor, a corporation, and that he as such

and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the

as such, and attesting the same by the

as such.

Witness my hand and official seal at office at on this the

day of , 19

My commission expires

Notary Public

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

WARRANTY DEED

FROM

Donald R. Clemons and wife, Victoria E. Clemons

TO

William M. Brooks, Jr.

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027



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

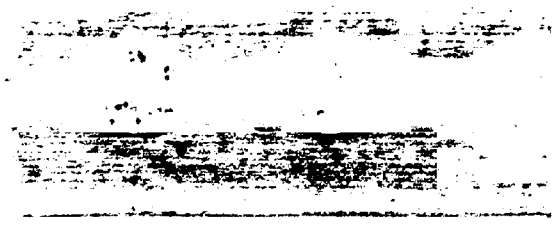




CAMT	30000.00
CON TX	99.00
PRFEE	1.00
MDEED	6.00
TOTAL	106.00
CHECK	106.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/90 01 09:32 0001 8784



48439

IDENTIFICATION REFERENCE

AUG 10 9 31 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 345230