PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31198)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 94000.00

Affiant

Sworn and subscribed before me this
18th day of September, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Angus M. Clayton
1913 Wildwood Avenue
Nashville, TN 37212

MORTGAGEE:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, TN 38101

MAP-PARCEL NUMBERS
117-4-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kerry G. Anderson and spouse, Donna Anderson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Angus M. Clayton and spouse, Anne M. Clayton,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 Block B on the Map of Belmont Terrace Annex No. 3 of record in Book 1130, page 24, Register's Office for said County.

SAID Lot No. 3 Block B fronts 75 feet on the southerly margin of Wildwood Avenue and extends back 160 feet on the easterly line and 160 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to Kerry G. Anderson by deed from Mary E. Vaughn, a widow, of record in Book 5862, page 814, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

48976

SEP 23 3 30 PM '91

3282 09/23 0101 03CHECK 354.80

This is improved property, known as: 1913 Wildwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 1991.

Kerry G. Anderson
Kerry G. Anderson

Donna Anderson
Donna Anderson

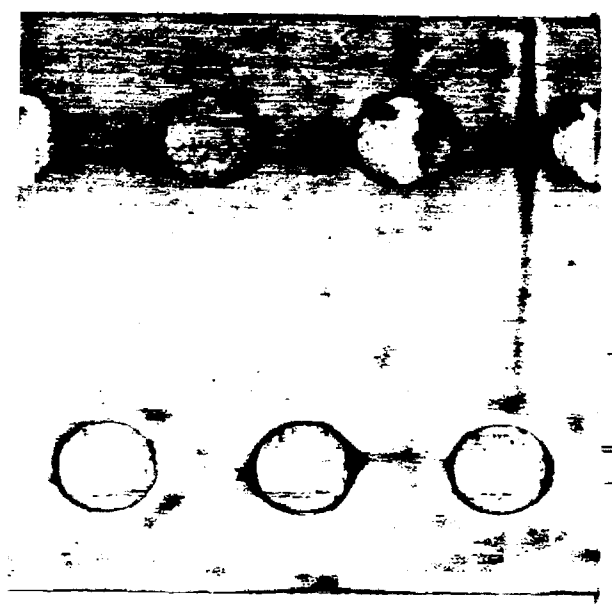
State of Tennessee
County of Davidson

On this 18th day of September, 1991, before me the undersigned authority, personally appeared Kerry G. Anderson and Donna Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8448 PAGE 281

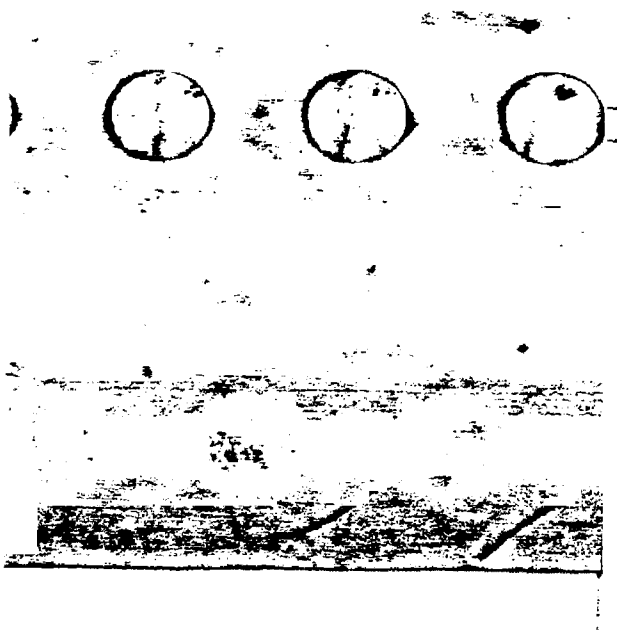
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94000.00
CON TX 347.80
PRFEE 1.00
MDEED 6.00
TOTAL 354.80

CHECK 354.80
09/23/91 01 15:30 0001 3282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4897 6.

IDENTIFICATION

SEP 23 3 30 PM '91

No. 461481