BOOK 9007 PAGE 138

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July, 19 93

Notary Public

MY COMMISSION EXPIRES: May 23, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

A. Clay + Sanford Son - Chuck, P.O. Box 22642, Nashville, TN 37202
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Sanford & Son Realty Co.	Frank L. Hastings	81-12-271
(NAME) P.O. Box 293094	(NAME) 191 Ray Shore Drive	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37229	(STREET ADDRESS) Hendersonville, TN	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ambrose W. J. Clay, Widower,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank L. Hastings,

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:

Being, the southerly one-half of Lot No. 333 on the Plan of McGavock wetmore and other's First Addition to Nashville, called the "Town of McGavock" of record in Book 21 Page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot 333 fronts 25 feet on the easterly side of Arthur Ave., and runs back between parallel lines 150 feet to an alley.

Being, the same property conveyed to Della Mae Montgomery, Now Mangrum, of record in Book 1850, page 261, Register's Office for Davidson County, Tennessee.

Being, the same property conveyed to Ambrose W. J. Clay, Widower, of record in Book 6695, page, 223, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda K. Richardson by deed from Ambrose W. J. Clay, of record in Book 7358, page 425 Register's Office for Davidson County, Tennessee.

Being, the same property conveyed to Granter, by deed from Wanda K. Richardson of record in book 8422 page 620, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1520 Arthur Avenue, Nashville, Tennessee, 37208
(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 My hand this 7 day of July, 19 93.

Ambrose W. J. Clay

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Chuck Sanford, a Notary Public in and for said County and State, the within named Ambrose W. J. Clay, Widower

the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 1993.

Commission Expires May 23, 1994 Chuck Sanford Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

38486

IDENTIF. ↑ REFERENCE

PICK-UP

93 JUL -7 PM 1:12

ELAINE WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

1059 07/07 0101 03CHECK 16.40

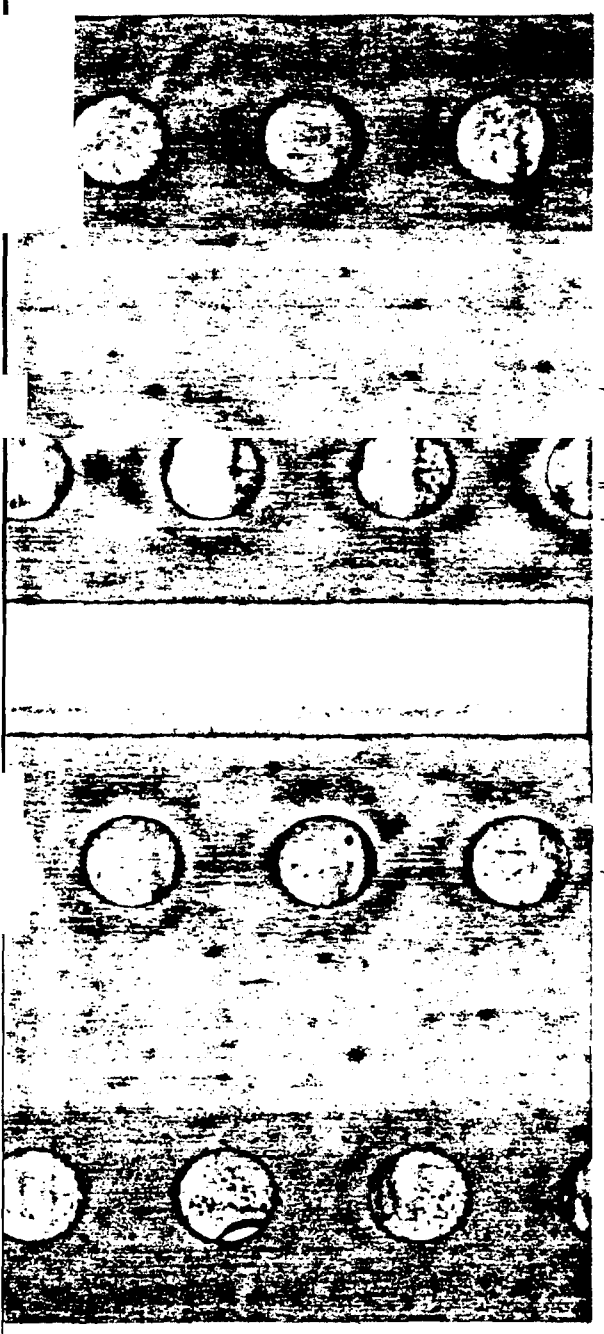
WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9007 PAGE 140

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	2000.00
			CON TX	7.40
			PRFEE	1.00
			MDEED	8.00
			TOTAL	16.40
			CHECK	16.40
07/07/93	01		13:12 0001	1059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38486
IDENTIF. ↑ REFERENCE

93 JUL -7 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 671511