THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***77,500.00.

Ross Cluver
Affiant

Subscribed and sworn to before me this 28th day of June, 1993.

Notary Public

My Commission Expires: 7-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
ROSS CLUVER and wife, CORA A. CLUVER 1605 Shelby Avenue Nashville, TN 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, TN 38148	MAP 83-13 PARCEL 490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($***77,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **JAMES H. HARTLINE, JR. and wife, ANGELIA G. HARTLINE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROSS CLUVER and wife, CORA A. CLUVER,** 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 Lot No. 113 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 113 fronts 50.0 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to James H. Hartline, Jr. and wife, Angelia G. Hartline, by deed from Eva B. Anderson, unmarried, of record in Book 8472, page 611, Register's Office for Davidson County, Tennessee.

This is improved property known as 1605 Shelby Avenue, Nashville, Tennessee 37206.

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.

GRANTORS COVENANTS with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for

Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of June, 1993.

JAMES H. HARTLINE, JR.

ANGELIA G. HARTLINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES H. HARTLINE, JR. and ANGELIA G. HARTLINE, the bargainors, 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 this 28th day of June, 1993.

Notary Public

My Commission Expires:

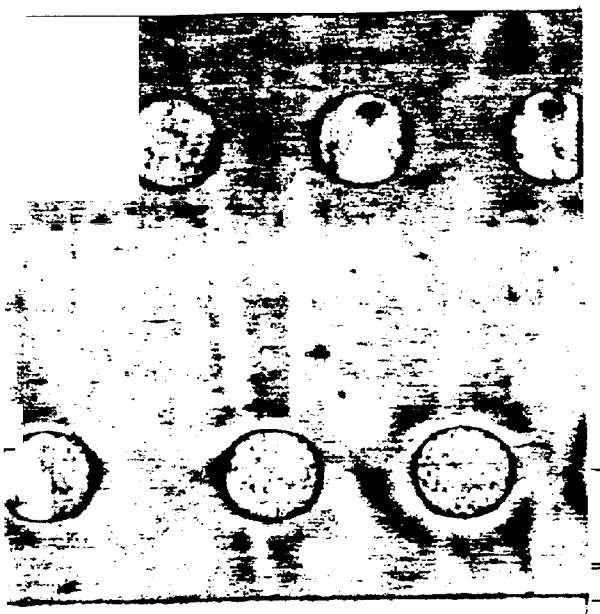
2-3-94

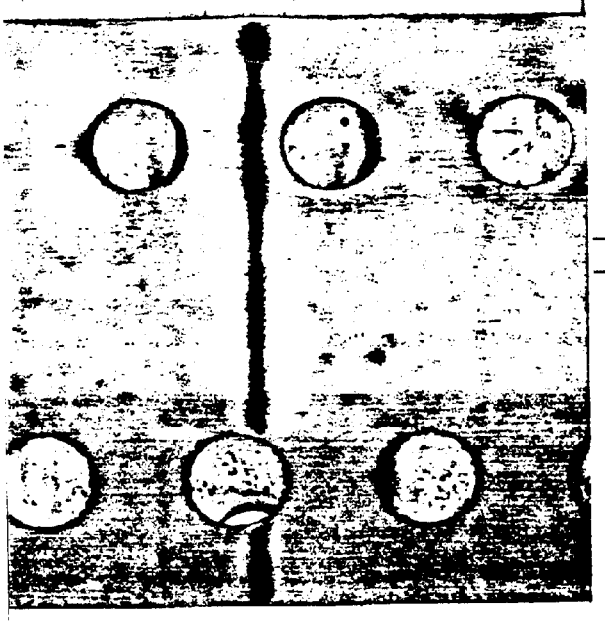
38496
IDENTIF. ↑ REFERENCE

93 JUL -7 PM 1:19

REBA Z. NELSCOTT REGISTER
DAVIDSON COUNTY, TN.

1070 07/07 0101 03CHECK 295.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9007 PAGE 164

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	77500.00
			CON TX	286.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	295.75
			CHECK	295.75

07/07/93 01 13:19 0001 1070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38496
IDENTIF. ↑ REFERENCE

93 JUL -7 PM 1:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 671522