This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
James A. Clark, Jr.
831 West Delmas Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Same

PICK-UP
95 MAR -8 PM 3:41
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
40439

WARRANTY DEED

(Map/Parcel No. 72-9-210)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor, the undersigned, L. B. BRAKE, married, has bargained and sold and does hereby transfer and convey unto JAMES A. CLARK, JR. and wife, PATRICIA A. CLARK, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the east 50 feet of Lot No. 23 on the Map of East Hill Addition of record in Book 332, page 33, said Register's Office.

SAID part of said lot fronts 50 feet on the north side of West Delmas Avenue and runs back between parallel lines 192 feet to a dead line.

BEING the same property conveyed to L. B. Brake, and wife, Mattie Mae Brake, by deed from Walter H. Giles and wife, Demetra Giles, of record in Book 3159, page 396, Register's Office for Davidson County, Tennessee, the said Mattie Mae Brake having since died.

THIS conveyance is subject to all matters as shown on the Plan of record in Book 332, page 33, said Register's Office.

This is improved property known as: 831 West Delmas Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and bind Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Florence L. Brake, spouse of Grantor, joins herein solely for the purpose to consenting to this conveyance and releasing any and all rights, title and interest that she may have in the property, whether arising by virtue of marriage or otherwise.

WITNESS OUR HAND AND SIGNATURE on this the 6th day of March, 1995.

L. B. Brake

L. B. Brake

Florence L. Brake

Florence L. Brake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared L. B. Brake and wife, Florence L. Brake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 6th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

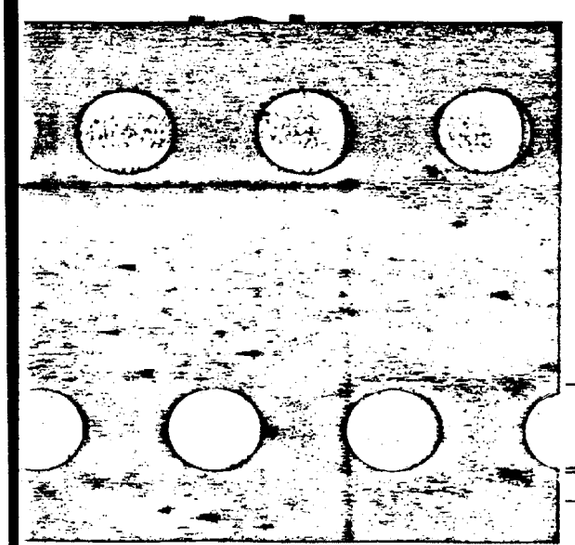
Subscribed and sworn to before me this 6th day of March, 1995.

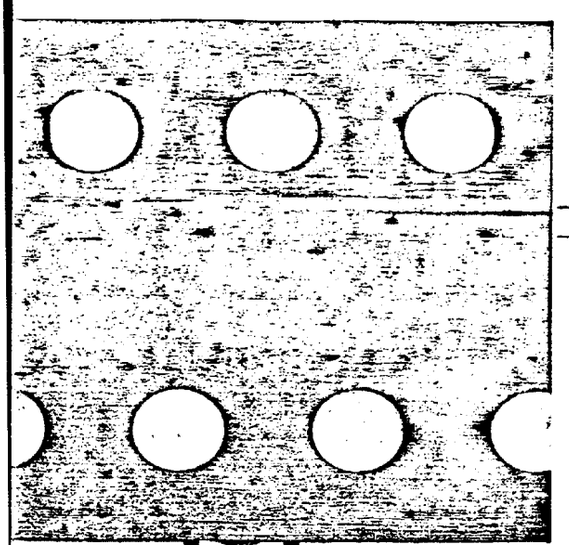
NOTARY PUBLIC

My Commission Expires: 9-15-98

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO. TENN.

8598 03/08 0101 03CHECK 194.00





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

RECEIVED OF _____

FOR _____

BOOK 9614 PG 308

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/95 01 15:42 0001 8598

40439
IDENTIF. # REFERENCE

95 MAR -8 PM 3:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 888227