OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE BOOK 9820 PG 397
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Elizabeth B. Tatum
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF September, 1995

NOTARY PUBLIC

My Commission expires: My Commission Expires NOV 20, 1996

THIS INSTRUMENT PREPARED BY
Dan R. Alexander, Attorney at Law, 2016 8th Av So Nash TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alger Clemmons, Riley Clemmons	same	Map 93-16
Ferrante Clemmons (NAME)	(NAME)	
5961 Beckwith Road (ADDRESS)	same (ADDRESS)	Parcel 406
Mt. Juliet, Tenn. 37122 (CITY) (STATE) (ZIP)	same (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Elizabeth B. Tatum

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Alger Clemmons, Riley Clemmons, Ferrantie Clemmons

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

The west one-third of Lot No. 1 of Block "H" on the Map of the Hermitage Addition, of record in Book 57, pages 42 and 43 of the Register's Office for said County.

Said part of Lot No. 1 fronts 33 1/3 feet on the southerly side of Fain Street, formerly Hermitage Avenue, and runs back between parallel lines, along the easterly margin of Duncan Street, 143 1/2 feet more or less to a 20 foot alley in the rear.

Being the same property conveyed to Arthur N. Tatum and wife, Elizabeth Tatum of record in Book 2290 Page 107 Register's Office for Davidson County, Tennessee. Arthur N. Tatum is now deceased.

Being the same property conveyed to Palmer Frazier and wife, Ruth Frazier by Warranty Deed of September 21, 1993 recorded in Book 9092 Page 387 Register's Office for Davidson Co. TN

Being the same property conveyed to Elizabeth B. Tatum by Quickclaim Deed on from the substitute trustee from a foreclosure sale on June 6, 1995 of record in Book 9697 Page 546.

This property bears the street address of 10 Duncan Street Nashville, Tennessee 37210

unimproved ( )
This is improved (X) property, known as 157 Fain Street and or 10 Duncan Street (duncan & Fain)
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th day of September, 1995.

Elizabeth B. Tatum
Elizabeth B. Tatum

PICK-UP

95 OCT -6 AM 9:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
01109428

BOOK 9820PG398

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elizabeth B. Tatum, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September, 1995.

My Commission expires:
My Commission Expires NOV. 20, 1996

Angela M. Sandlin
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

3805 10/06 0101 03CHECK 38.00

STATE OF TENNESSEE }
County of }

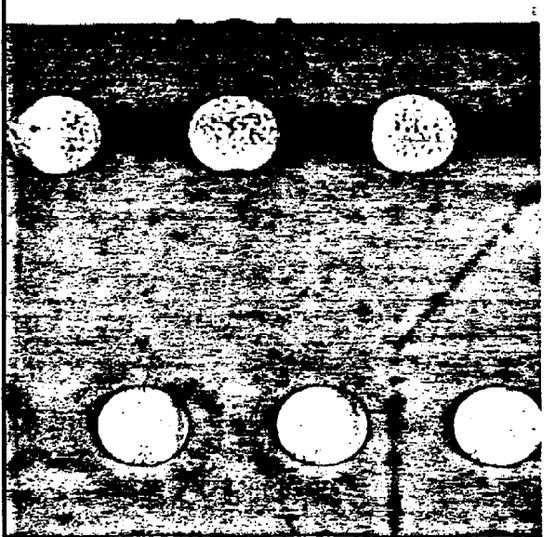
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

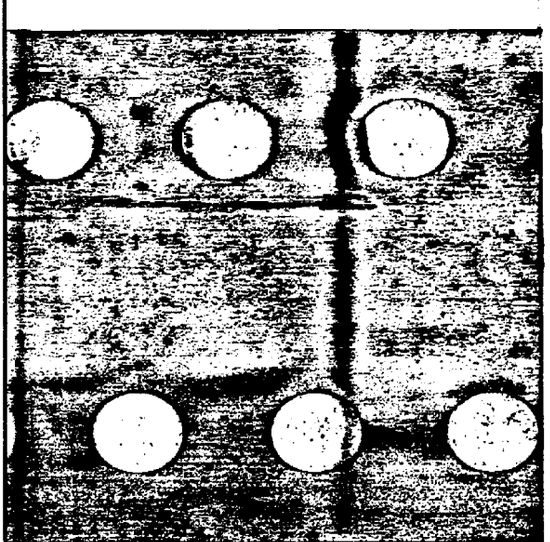
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9820 PG 399

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	8000.00
CON TX	29.60
PRFEE	1.00
MDEED	8.00
TOTAL	38.60
CHECK	38.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/95 01 10:01 0001 3805

0109428
IDENTIF. & REFERENCE

95 OCT -6 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962577