Mail?

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
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 $ 30,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April 1996

Notary Public

My Commission Expires: 11.22.97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10012 PG 199

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN B. CLANCY 209 Scott Avenue Nashville, Tennessee 37206	SAME	MAP 83-6 PARCEL 148

WARRANTY DEED 9231 04/11 0101 03CHECK 120.00

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100---------- ---------- ($ 30,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , HOWARD NEAL AND WIFE, MYRA NEAL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN B. CLANCY, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 18 and the southerly 15.0 feet of Lot No. 17 on the Map of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 and part of Lot No. 17 front together 65.0 feet on the westerly side of Scott Avenue and run back 179 feet 6 inches on the southerly line and 183.0 feet, more or less, on the northerly line to an alley and measure 65 feet 2 inches thereon.

BEING the same property conveyed to Howard Neal and wife, Myra Neal, by deed from Buford Spurlock and wife, Aline Spurlock, of record in Book 3907, page 97, Register's Office for Davidson County, Tennessee.

96 APR 11 AM 10:2[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0170186
IDENTIF. & REFERENCE

This is improved property known as 209 Scott Avenue, Nashville, Tennessee 3720[illegible]

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___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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 Grantee(s).

2. Matters shown on the Plan of Beaumont Place of record in Book 332 , page 38 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of April, 19 96.

Howard Neal
HOWARD NEAL

Myra Neal by Vernon Neal
MYRA NEAL Her atty in fact.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10012 PG 200

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 HOWARD NEAL, 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 this 8th day of April, 19 96.

Mitchell A Watts
Notary Public

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

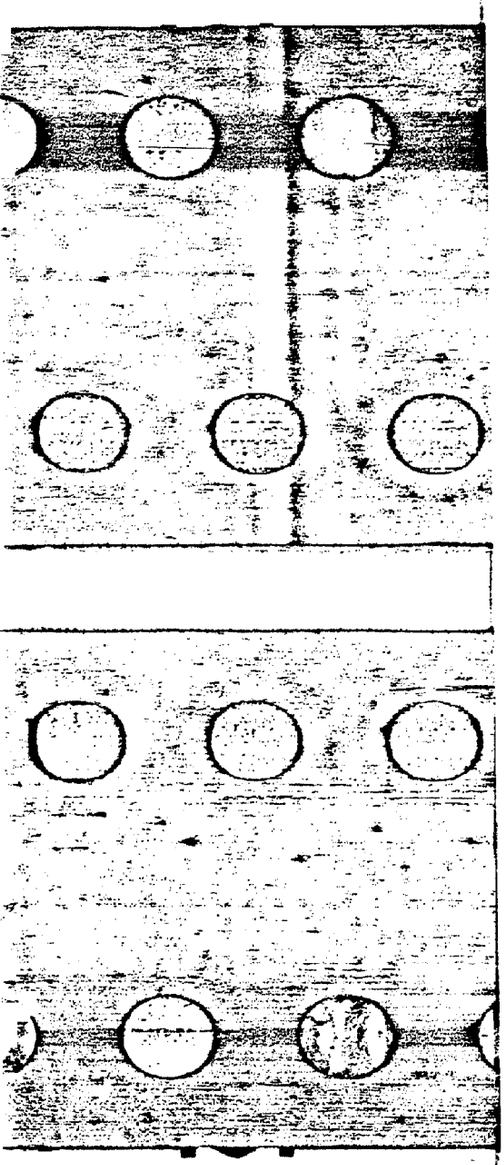
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared VERNON L. NEAL to me known to be the person who executed the foregoing instrument in behalf of MYRA NEAL and acknowledged that he executed the same as the free act and deed of the said MYRA NEAL.

Witness my hand and seal this 8th day of April, 1996.

Mitchell A Watts
Notary Public

My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10012 PG 201

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00
04/11/96 01 10:21 0001 9231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170186
IDENTIF. ↑ REFERENCE

96 APR 11 AM 10: 21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027206