BOOK 10689 PG 354

24

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Talley Clower and wife,	[New Owners	[ ]
[Anna Clower	[	[Map 92-13]
[7408 Helios Court	[	[Parcel 412]
[Franklin, TN 37064		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		97-10-4617]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Martha F. Wilson, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Talley Clower and wife, Anna Clower, (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate legal description.

Included in the above described but expressly excluded therefrom is the following described property conveyed to the State of Tennessee by instrument of record in Book 6004, page 883, said Register's Office.

Beginning at the point of intersection of the south margin of Elkins Avenue and the west margin of an alley, being the northeast corner of this property and being eastwardly along Elkins Avenue 140 feet from 12 feet to a point; thence with the proposed right of way on a 50 foot radius curve left; northwestwardly 18 feet, more or less, to a point, thence with said south margin, eastwardly 12 feet to the point of beginning and containing 72 square feet and being a portion of the property being Lot No. 65 on the Map of Hortense Place of record in Book 16, page 167, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Dorris Donnell by deed from H.T. Arthur, Jr. and Patsy Sue A. Collins of record in Book 5532, page 897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha F. Wilson by Trustee's Deed from Robert J. Notestine, III, Trustee of record in Book 10661, page 354, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of either Martha F. Wilson or Hal Wilson and never has been and is investment property owned by Martha F. Wilson.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 312 33rd Avenue North, Nashville, Tennessee, 37201.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $20,000.00.
[
[
[Subscribed and sworn to before me this
[12th day of November, 1997.
[
[
[
[My Commission Expires:

Affiant

Notary Public

NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of November, 1997.

Martha F. Wilson

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 bargainor, Martha F. Wilson with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 12th of November, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

JOHN POLESTINE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

03711363

IDENTIFICATION/REFERENCE

97 NOV 19 AM 11:00

PELHAM ALLEN REGISTER
DAVIDSON COUNTY, TN.

3341 11/19 0101 03CHECK 83.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10689 PG 356

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

11/19/97 01 11:09 0001 3341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0371363
IDENTIFICATION REFERENCE

97 NOV 19 AM 11:01
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 1222488