BOOK 10767 PG 754

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP# 119-5
PARCEL 148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00

Affiant

Subscribed and sworn to before me this the 23rd day of January, 1998.

My Commission Expires: 3/24/2001

Notary Public

AMY BRYSON SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
Jimmy Gee Stratton (Name)	Same (Name)
2221 Peachtree Road, D1623 (Street Address)	(Street Address)
Atlanta, GA 30309	

W A R R A N T Y D E E 01/26 0101 03CHECK 134.80

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JACQUALYN ROXANNE CLAY BARNES and husband, JASON MARK BARNES,** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **JIMMY GEE STRATTON, unmarried**, hereinafter called the "Grantee(s)", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 495 on the Plan of the Grandview Heights, as shown of record in Plat Book 161, pages 14 and 15, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Henry Frank Clay, Jr., by Deed of Record in Book 9915, page 187, Register's Office for Davidson County, Tennessee. The said Henry Franklin Clay, Jr. having since died. Subject property now vests in Jacqualyn Roxanne Clay Barnes, sole heir-at-law of Henry Franklin Clay, Jr. pursuant to Order filed in Case No. 96P-970.

This is improved property known as: 2606 Grand Avenue
Nashville, TN 37211

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", his heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 23rd day of January, 1998.

JACQUALYN ROXANNE CLAY BARNES

JASON MARK BARNES

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 Jacqualyn Roxanne Clay Barnes and husband, Jason Mark Barnes, 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 at Nashville, Tennessee, this 23rd day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 3/24/2001

AMY BRYSON SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

H:STRATTON.wd

98 JAN 26 AM 9:58

11393205

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10767 PG 756

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 8.00
TOTAL 134.80
CHECK 134.80

01/26/98 01 10:01 0001 5391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393205
IDENTIF. # REFERENCE

98 JAN 26 AM 9:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1245993