BOOK 10783 PG 685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clark Fizer (NAME) | (NAME) | 81-16-371 |
| 1102 and 1108 Jefferson Street (ADDRESS) | SAME (ADDRESS) | 81-16-372 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary E. Carrethers Seals

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark Fizer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two tracts of land in Davidson County, Tennessee, being parts of Lots Nos. 156 and 157 on the Plan of D.T. McGavocks's Addition, of record in Book 10, page 606, et seq., of the Register's Office for said County, and described according to a survey made by E. R. Southgate, Surveyor, November 27, 1945, as follows:

Tract No. 1:
Beginning at a point on the northerly margin of Jefferson Street 30 feet east of the northeast corner of said Street and 11th Avenuer North; thence easterly, along the north margin of said Street, 90 feet to a post; thence northerly along a fence 92 feet 8 inches to a stake in the south margin of a private alley; thence easterly, along the south margin of said alley, 35 feet to a stake; thence northerly 80 feet 6 inches to an iron pin in the south margin of Madison Street, 173 feet 6 inches to the southeast corner of Madison Street and 11th Avenue North, 83 feet 8 inches to a stake; thence easterly 30 feet to a stake in a fence line; thence easterly 30 feet to a stake in a fence line; thence southerly along said fence line, 95 feet to the beginning.

Tract No. 2:
Said part of Lot No. 157 fronts 30 feet on the northerly side of Jefferson Street and runs back between parallel lines, with the easterly margin of 11th Avenue North, formerly Fillmore Street, 100 feet more or less, to a private alley.

Being the same property conveyed to Mary Carrethers by deed from Sidney Schulman of record in Book 4608, page 529, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1102 and 1108 Jefferson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 30th day of January, 19 98

Mary E. Carrethers Seals

Mary E. Carrethers Seals

001401/0001 01/30/98 03:01PM CHECK# 21365

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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 Mary E. Carrethers Seals

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 30th day of January, 19 90.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

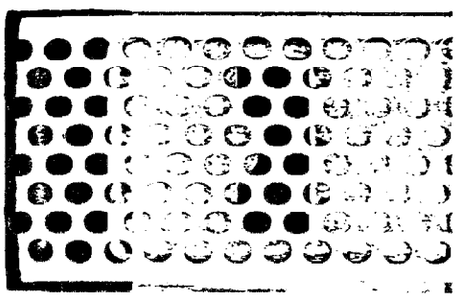
Notary Public

IDENTIFICATION REFERENCE

90 FEB -5 AM 8:55

DAVIDSON COUNTY, TN.

0397560



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10783 PG 687

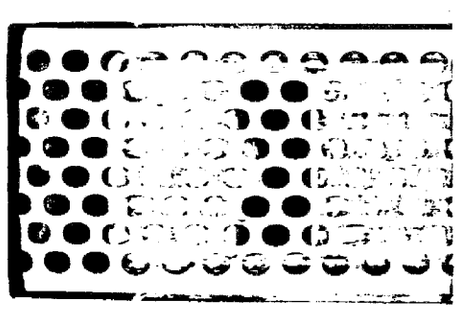
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 575000.00
CON TX 2127.50
PRFEE 1.00
WDEED 8.00
TOTAL 2136.50
CHECK 2136.50

02/05/98 01 08:54 0001 0014

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0397560
IDENTIF. & REFERENCE

98 FEB -5 AM 8:55

DAVIDSON COUNTY, TN.

**No.** 1250568