Send Tax Statements To:
New Owner

This Instrument Prepared By:
Law Offices Of:
WILLIAM P. NELMS, P.C.
P.O. Box 5053, Uptown Station
Murfreesboro, TN 37133-5053

Name and Address of New Owner:
Harvey Richelson
P.O. Box 17715
Tucson, AZ 85731-7715

From Information Furnished By
The Parties

Map 83-6, Parcel 366

BOOK 10835 PG 575

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, **JACOB REDMON McCLENNY, an unmarried person**, have this day bargained and sold and do hereby transfer and convey unto **HARVEY RICHELSON**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING the southwest part of Lot No. 5 on the plan of W. L. Horn's Spout Spring Tract, as of record in Book 57, page 108, of the Register's Office of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

BEGINNING on the easterly margin of North 17th Street, formerly Hughes Street, at the northwest corner of Lot No. 6 on said plan being 305 feet south of the southerly margin of Eastland Avenue, and running thence with the line between Lots 5 and 6, eastwardly 111 feet; thence northwardly and parallel with North 17th Street, 45 feet; thence westwardly 111 feet to the easterly margin of said Street; thence with the easterly margin of said Street, southwardly 45 feet to the beginning.

BEING the same property conveyed to Helen Elaine Wright, unmarried, by deed from Sarah C. Mitchell Mitchell, appearing of record in Deed Book 5359, page 898, of the Register's Office of Davidson County, Tennessee. The said Helen Elaine Wright having since died and by her Last Will and Testament, dated October 3, 1979, which was probated in the Probate Court of Davidson County, Tennessee, on January 27,1998, the described property was devised to Jacob Redmon McClenny, the Grantor.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **HARVEY RICHELSON**, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is

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IDENTIF. & REFERENCE

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unencumbered, except for the lien of the 1998 real property taxes, which have been assumed by the Grantee.

I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 27 day of February, 1998.

Jacob R. McClenny
JACOB REDMON McCLENNY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JACOB REDMON McCLENNY**, 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 foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 27 day of February, 1998.

William P. Mehl
NOTARY PUBLIC
My Commission Expires: 9-18-2000

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, is $47,000.00, which amount is equal to or greater than the price the property would command at a fair and voluntary sale.

Andrea D. Cross
AFFIANT

SWORN to and subscribed before me,
this the 27 day of February, 1998.

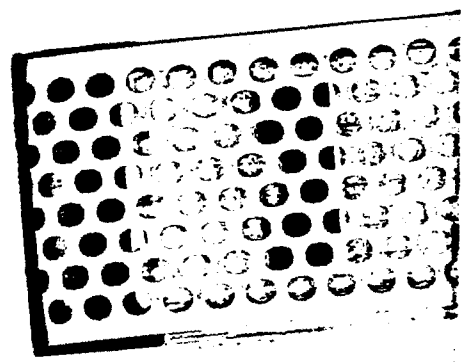
William P. Mehl
NOTARY PUBLIC
My Commission Expires: 9-18-2000

4939 03/12 0101 03CHECK 182.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10835 PG 577

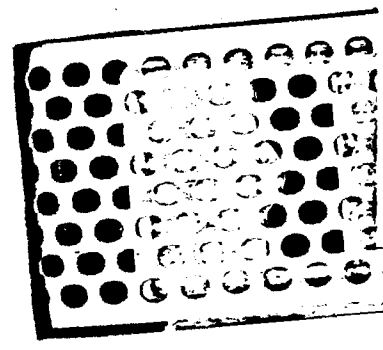
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90

03/12/98 01 14:58 0001 4939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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IDENTIF. # REFERENCE

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No. 12653