THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10914 PG 756
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 137,500.00

Deborah G Harvey
Affiant

Subscribed and sworn to before me, this 1st day of May 1998

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DEBORAH G. HARVEY 413 N. 16th Street Nashville, Tennessee 37206	SAME	MAP 83-10 PARCEL 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 137,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , DESSA DIANNE CLINARD, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DEBORAH G. HARVEY

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 251, 252, part of Lot 245 and the westerly 35.5 feet of Lot 246 on the Map of McEwen Place as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of North 16th Street at a point 60.0 feet south of the southerly margin of McEwen Avenue, said point being the corner of Lots Nos. 250 and 251; thence with the easterly margin of North 16th Street, southwardly 60.0 feet to the corner of Lots Nos. 252 and 253; thence with the line between said two lots, and with the line between Lots Nos. 244 and 245, eastwardly 147.5 feet; thence northwardly 10.0 feet; thence eastwardly 23.5 feet; thence at right angles northwardly 50.0 feet to the line between Lots Nos. 246 and 247; thence with the line between said two lots and with the line between Lots Nos. 250 and 251, westwardly 171.0 feet to the beginning.

BEING the same property conveyed to Dessa Dianne Clinard, unmarried, by Warranty Deed from Van Landrum and wife, Luann Landrum, of record in Book 7048, page 828, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 N. 16th Street, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ 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 McEwen Place of record in Book 332 , page 133 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of May, 19 98.

Dessa Dianne Clinard

DESSA DIANNE CLINARD

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

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 DESSA DIANNE CLINARD, UNMARRIED, 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 this 1st day of May, 1998.

Mitchell A. Watts

My Commission Expires: September 29, 2001

Notary Public

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

0433334
IDENTIF. & REFERENCE
98 MAY -5 AM 8:43
[illegible] REGISTER
DAVIDSON COUNTY, TN.

2426 05/05 0101 03CHECK 517.75

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

RECEIVED OF _____

FOR _____

BOOK 10914 PG 758

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 137500.00
				CON TX 508.75
				PRFEE 1.00
				MDEED 8.00
				TOTAL 517.75
				CHECK 517.75
05/05/98	01			08:46 0001 2426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433334
IDENTIF. & REFERENCE

98 MAY -5 AM 8:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288491