24B

BOOK 10981 PG 265

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Laura H. Davis	[First American National	[
[312 33rd Avenue North	[Bank	[Map 92-13
[Nashville, TN 37201	[First American Center	[Parcel 412
[	[Nashville, TN 37237-0209	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-05-6039

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, We, Talley Clower and wife, Anna Clower, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Laura H. Davis (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

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, TN 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $71,900.00.

Affiant

[Subscribed and sworn to before me this [16th day of June, 1998.

Notary Public

[My Commission Expires: 11-24-2001

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

And Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

BOOK 10981 PG 266

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of June, 1998.

Talley Clower
Talley Clower

Anna Clower
Anna Clower

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 **Talley Clower and wife, Anna Clower**, 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 16th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0451912

IDENTIFICATION REFERENCE

98 JUN 17 PM 3:47

DAVIDSON COUNTY, TN.

2262 06/17 0101 03CHECK 279.03

EXHIBIT A

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; northwestardly 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 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 Talley Clower and wife, Anna Clower by Warranty Deed from Martha F. Wilson of record in Book 10689, page 354, said Register's Office for Davidson County, Tennessee.

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

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

RECEIVED OF _____

FOR _____

BOOK 10981 PG 268

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 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 12.00
TOTAL 279.03
CHECK 279.03

06/17/98 01 15:46 0001 2262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451912
IDENTIF. A REFERENCE

98 JUN 17 PM 3:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308112