BOOK 10998 PAGE 850 Box 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/01
(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
H. A. McClaron		92-1-98
(NAME)	(NAME)	
1041 31st Avenue	4364 Enchanted Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37218	
(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, Earl L. Sasser and wife, Annie Gray Sasser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. A. McClaron ,unmarried

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:

Land in Davidson County, Tennessee, being the northerly 5 feet of lot no. 10, all of lot no. 11 and the southerly part of lot no. 12 on the Map of Long and Ashworth's Subdivision of block no. 24 and parts of lot nos. 33, 40 and 41 on the Plan of Midway of record in book 57, page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of 31st Avenue North at the southeast corner of part of lot. no. 12, conveyed to Joseph Marks by deed from Joe Calhoun Carty of record in Book 1553, Page 220, said Register's Office. Said point beginning 45 feet northerly from the common corners of lot nos. 11, 12; thence with the southern boundary of Marks property westerly 102.5 feet; thence continuing with said Marks line southwest 53 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley southerly 77 feet to a point 5 feet south of the corner of lot nos. 10 and 11; thence westerly 102.5 feet; thence eastwardly, parallel with the common boundary of lot nos. 10 and 11 150 feet to a point in the westerly margin of 31st Avenue North; thence with the said margin of said Avenue northerly 100 feet to point of beginning.

Gray A.G.S.

Being the same property conveyed to Earl L. Sasser and wife Annie ~~Gray~~ Sasser by deed from Joe Calhoun Carty of record in Book 1314, page 338 as corrected by deed of record in Book 2025, page 228, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1041 31st Avenue, Nashville, TN 37209
(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 our hand s this 29th day of June 19 98

Earl L. Sasser By Earl L. Sasser Jr, Atty-In-Fact
Earl L. Sasser by Earl L. Sasser, Jr. as his attorney-in-fact

Annie Gray Sasser By Earl L. Sasser Jr. Atty-In-Fact
Annie Gray Sasser by Earl L. Sasser, Jr. as her attorney-in-fact

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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 Earl L. Sasser and wife, Annie Sasser

the bargainor s, 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 29th day of June 1998.

Commission expires 11/24/01

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

State of Tennessee
County of Davidson

7673 06/30 0101 03CHECK 23.70

Personally appeared before me, the undersigned, a Notary Public, Earl L. Sasser, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Earl L. Sasser and wife, Annie Gray Sasser and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 1998.

My Commission Expires: ~~7/24/99~~ 11/24/01

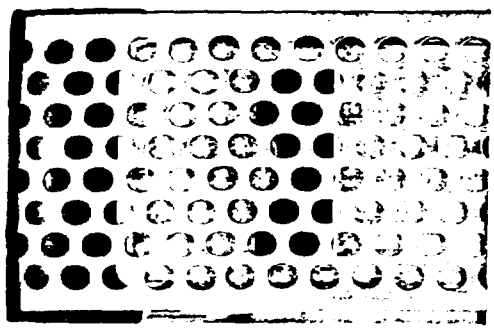
Notary Public

98 JUN 30 PM 1:27

KELLIE C. DICKERSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04569954



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

RECEIVED OF _____

FOR _____

BOOK 10998 PAGE 852

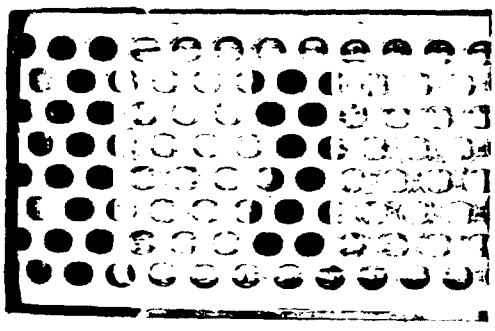
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61000.00
MOR TX	225.70
ERR	CO
MOR TX	225.70-
CON TX	225.70
PRFEE	1.00
WDEED	8.00
TOTAL	234.70
CHECK	234.70

06/30/98 01 13:27 0001 7673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0456954
IDENTIF. # REFERENCE

98 JUN 30 PM 1:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313464