FORM NO. WD-1 506

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOOK 11004 PAGE 342

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF JULY, 98

Notary Public

MY COMMISSION EXPIRES: 7-7-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTINA ARNOLD et al	New South Fed	83-6-129
(NAME)	(NAME)	
301 Scott Drive	1900 Crestwood Blvd	27W 4785
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35210	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, MARK E. CLAYTON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTINA ARNOLD and JAMES E. SNELL

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 Lot No. 4 and the southerly part of Lot No. 3 on the Plan of Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Scott Avenue and Benjamin, thence with the westerly margin of said Avenue, northwardly 82 feet to the southeast corner of the property conveyed to Catherine Louise Brown by Deed from W. C. Brown of record in Book 432, page 540, said Register's Office; thence with said Brown's southerly line; westwardly 217 feet 3 inches, more or less, to the easterly margin of an alley; thence with said alley southwardly 81 1/2 feet, more or less, to the northerly margin of Benjamin Street; thence with said street eastwardly 217 feet 1 inch to the beginning.

BEING the same property conveyed to Mark E. Clayton by Quitclaim Deed from Linda Marie Gerace of record in Book 7490, page 899 and the same property conveyed Linda Marie Gerace and Mark E. Clayton, as joint tenants with the right of survivorship and not as tenants in common by deed from Elmus Mason and wife, Edna Imojean Mason, of record in Book 6918, page 243, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 301 Scott Avenue, Nashville, Tennessee 37206
(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 2nd day of July, 19 98

Mark E. Clayton by Jon Mazer attyinfact

MARK E. CLAYTON

STATE OF TENNESSEE }
Davidson County }

BOOK 11004 PAGE 343

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

9114 07/02 0101 03CHECK 358.80

0458311

IDENTIFICATION REFERENCE

98 JUL -2 PM 1:50

FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 2nd day of July, 1998, before me personally appeared JON HASENFUSS to be known to be the person who executed the foregoing instrument in behalf of MARK E. CLAYTON, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MARK E. CLAYTON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/28/98

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

RECEIVED OF _____

FOR _____

BOOK 11004 PAGE 344

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 358.80
CHECK 358.80

07/02/98 01 13:50 0001 9114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045831.1
IDENTIF. ↑ REFERENCE

98 JUL -2 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1314884