File Box 29

BOOK 11017 PAGE 971

STATE OF TENNESSEE 8718
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,600.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 98.

_____
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric T. Berger	NEW OWNER	Map 52-6, Par. 43
(NAME) 360 Beech Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRES)	
(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, Jaqueline Denise Clouse and husband, Kim Alan Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric T. Berger

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:

BEING Lot No. 12 on the Map of Madison Heights Subdivision, Section 1, as of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the westerly side of Florence Avenue and runs back between lines, 246.8 feet on the northerly line and 212.6 feet on the southerly line to a dead line in the rear on which it measures 106 feet.

BEING the same property conveyed to Jaqueline Denise Clouse by deed from Myrtle Irene Bidwell, a widow, filed of record in Book 8685, page 206, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

98 JUL 13 PM 2:52
RECEIVED IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04611623

This is unimproved property known as 746 Florence Circle, Madison, TN 37115

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 her hand this 10th day of July, 1998.

Jaqueline Denise Clouse
Jaqueline Denise Clouse

Kim Alan Clouse
Kim Alan Clouse

267 07/13 0101 03CHECK 109.42

8718

STATE OF TENNESSEE
COUNTY OF Davidson

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

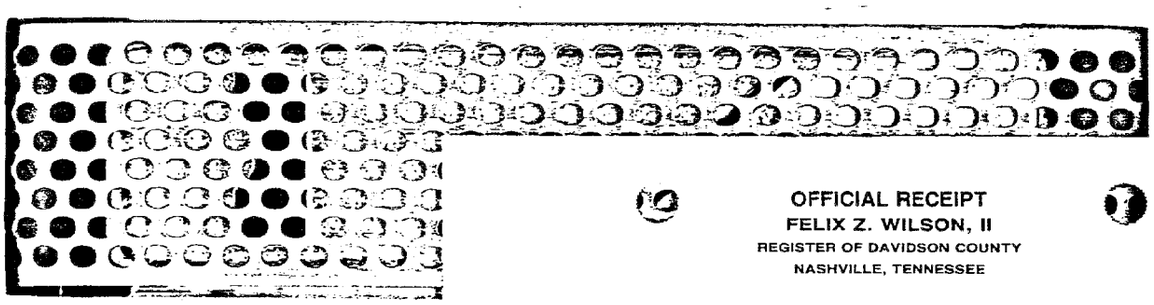
Jaqueline Denise Clouse and Kim Alan Clouse

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 19 98.

My commission expires 3/27/99

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 27, 1999



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

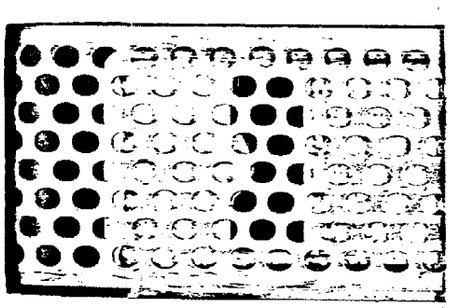
RECEIVED OF _____

FOR _____

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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	26600.00
CON TX	98.42
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	109.42
CHECK	109.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/98 01 14:53 0001 2677

0461623
IDENTIF. & REFERENCE

98 JUL 13 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1318384