FILE NO. 36932
FILE BOX "7"

FORM NO. W-3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 98

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/26/02

(AFFIX SEAL)

BOOK 11037 PAGE 706

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
DONALD R. CLEMONS (NAME)	S A M E (NAME)	107-14-78
6321 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2DA 56200
Antioch, TN 37013 (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 THE ESTATE OF EVA JEAN GRAHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD R. CLEMONS

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. 146 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Goodbar Drive at the corner of Lots Nos. 146 and 147; thence with the line between said lots easterly 143.2 feet; thence southerly 77.1 feet to the north margin of Aladdin Drive; thence with the margin of the same westerly 25.2 feet to a concrete monument and continuing with the margin of said drive westerly 98 feet to another concrete monument at the beginning of a curve; thence around said curve northwesterly 31.42 feet to the easterly margin of Goodbar Drive; thence with the margin of the same northerly 55 feet to the point of beginning.

BEING the same property conveyed to Eva Jean Graham by deed from James B. Donovan, Jr., and wife, Jennie Belle Donovan of record in Book 2753, page 199, Register's Office for Davidson County, Tennessee. The said Eva Jean Graham having since died and leaving her brother, J. M. Graham, Jr., as her sole heir at law, and Executor of said Estate.

unimproved / This is improved X property, known as 906 Goodbar Drive, Nashville, Tennessee 37217
(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 27th day of July, 19 98

THE ESTATE OF EVA JEAN GRAHAM

By: J. M. GRAHAM, JR., Executor

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named J. M. Graham Jr, sole heir at law of Eva Jean Graham, deceased

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1998

Commission Expires 5/26/02

Alan D. Mazer, Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared J. M. GRAHAM, JR.,

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 Executor of the Estate of EVA JEAN GRAHAM of the ~~a corporation~~, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ Executor of said Estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of JULY, 1998.

Commission Expires 5/26/02

Alan D. Mazer, Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

0467563

IDENTIF. & REFERENCE

98 JUL 28 PM 12: 12

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

9040 07/28 0101 03CHECK 181.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11037 PAGE 708

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 181.20
CHECK 181.20

07/28/98 01 12:13 0001 9040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467563
IDENTIF. # REFERENCE

98 JUL 28 PM 12: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132466