File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 11047 PAGE 74

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15788

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STEVEN A. TOMS (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 130-2
115 Pembroke Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110 (STREET ADDRESS)	PARCEL 50
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	FB# 7DZ 29755

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, KEVIN P. CLARKSON AND WIFE, DEIRDRE M. CLARKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN A. TOMS AND WIFE, HELEN JONES-TOMS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 110 on the Plan of Resubdivision of Lots 110, 112, 114, 116, 120 and 132 Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 898, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin P. Clarkson and wife, Deirdre M. Clarkson by deed from Kathryn S. Beesley Tompkins, married of record in Book 9708, page 141, and by quitclaim deed from John O'Neal Clayton, Jr., of record in Book 10859, page 1, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s); (2) Easement of record in Book 5408, page 91 and Book 5506, page 541; and (3) All matters appearing on the plan of record in Plat Book 8250, page 898, Register's Office for Davidson County, Tennessee.

98 AUG -3 PM 12:10

0469791

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 115 Pembroke Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of July, 19 98

Kevin P. Clarkson
KEVIN P. CLARKSON

Deirdre M. Clarkson by Kevin P Clarkson
DEIRDRE M. CLARKSON BY KEVIN P. CLARKSON, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11047 PAGE 75

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN P. CLARKSON

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of July, 19 98

My commission expires 9/23/200 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or 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 _____ day of _____, 19____

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, KEVIN P. CLARKSON, 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 for the said DEIRDRE M. CLARKSON and is authorized by the said DEIRDRE M. CLARKSON to execute this instrument on her behalf.

Witness my hand, at Office, this 29th day of July, 1998.

Notary Public

My Commission Expires: 9/23/200

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1998

MY COMMISSION EXPIRES: 9/23/200 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

KEVIN P. CLARKSON AND WIFE, DEIRDRE M. CLARKSON

TO

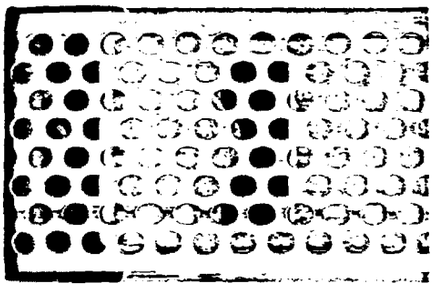
STEVEN A. TOMS AND WIFE, HELEN JONES-TOMS

1403 08/03 0101 CHECK 1254.20

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____ BOOK 11047 PAGE 76

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 336000.00
CON TX 1243.20
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1254.20
CHECK 1254.20

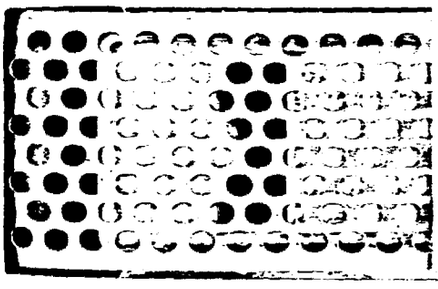
08/03/98 01 12:11 0001 1403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469791 IDENTIF. ◆ REFERENCE

98 AUG -3 P1112:10

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



No. 1327009