[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[C. Runcie Clements	[Source One Mtg. Serv.]	]
[George Clements	[27555 Farmington Rd.]	Map 91-15]
[4706 Elkins Avenue	[Farmington HLS, MI]	Parcel 339]
[Nashville, TN 37209-3420	[48334-3357]	]

[This instrument prepared by: Robert J. Notestine, III, Attorney,]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Eva Jean Wrather, a single person, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto C. Runcie Clements, a single person and George Clements, a single person (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being part of the block of land marked International Exposition Building on the Plan of the Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, of Register's Office for Davidson County.

Beginning on the Northerly margin of Elkins or Second Avenue 75 feet westerly from the westerly margin of 47th Avenue north, formerly 6th Street, running thence northerly and parallel with 47th Avenue North 150 feet to the southerly margin of an alley, thence westerly with the southerly margin of said alley 75 feet , thence southerly and parallel with 47th Avenue North 150 feet to the northerly margin of Elkins Avenue, thence easterly with the northerly margin of said Avenue 75 feet to the beginning.

Being the same property conveyed to Eva Jean Wrather by Last Will and Testament of Aubrey Hayes Wrather, Probated on September 8, 1971 as of record in Will Book 101 page 373 of said Register's Office for said County.

This description was the same as was used in the last deed of record.

This conveyance is subject to :

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Plat Book 57, page 103, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4706 Elkins Avenue, Nashville, TN 37209.

5154 01/20 0101 03CHECK 621.50

99 JAN 20 PM 3:47
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05388994

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $165,000.00.
[
[
[Subscribed and sworn to before me this 19th day of
[January, 1999.
[
[
[My Commission Expires 11-24-2001

C. Nancie Clements
Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of January, 1999.

Eva Jean Wrather

Eva Jean Wrather

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 **Eva Jean Wrather**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of January, 1999.

Christie Gibson Goddard
NOTARY PUBLIC

My Commission Expires: 3/23/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11305 PAGE 58

0538994

IDENTIF. & REFERENCE

99 JAN 20 PM 3:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

01/20/99 01 15:46 0001 5154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414580