This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

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NEW OWNER	SEND TAX BILL TO:	MAP & PARCEL:
The Legends Collection, Inc. P.O. Box 41810 Nashville, TN 37204	same	105-01-0-189.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Riley M. Clemons,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **The Legends Collection, Inc.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One Hundred Two, Edgehill Estates, of record in Book 4715, page 191, Register's Office for said County, described as follows:
>
> Beginning at an iron pin in the southerly margin of Tremont Avenue, said point being located westwardly 100 feet, more or less, along the southerly margin of said Avenue from the southwest corner of the intersection of said Avenue and Villa Place; thence S 6 deg. 36' W 165.5 feet to an iron pin in the northerly margin of Alley 435 as widened; thence with the northerly margin of Alley 435 as widened N 83 deg. 10' W 27.58 feet to an iron pin at the beginning of a curve; thence along a curve to the right, having a radius of 20.00 feet, northwesterwardly 31.33 feet to a concrete monument in the easterly margin of Alley 438 as widened; thence with the easterly margin of Alley 438 as widened N 6 deg. 36' E 130.52 feet to an iron pin at the beginning of a curve; thence along a curve to the right, having a radius of 15.00 feet, northeastwardly 23.62 feet to a concrete monument in the southerly margin of said Tremont Avenue; thence with the southerly margin of said Avenue S 83 deg. 10' E 32.44 feet to the point of beginning.
>
> Being the same property conveyed to Riley M. Clemons by deed from Theodore H. Pailet, Trustee, of record in Book 5116, page 670, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

2095 02/04 0101 03CHECK 306.63

1. 1999 taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 6236, page 263, said Register's Office.
3. All matters appearing on the Plan of record in Plat Book 4715, page 191, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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

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This improved property is known as 1507 Tremont Street, Nashville, TN 37212

I, Anna L. Clemons, spouse of Riley M. Clemons, join herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee any and all rights, title and interest I may have in subject property, whether arising by virtue of marriage or otherwise

WITNESS OUR HANDS THIS 2ND DAY OF FEBRUARY, 1999 IN _____.

TENNESSEE

Riley M. Clemons
RILEY M. CLEMONS

Anna L. Clemons
ANNA L. CLEMONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Riley M. Clemons and wife, Anna L. Clemons,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained

Witness my hand this 2nd day of February, 1999 in Brentwood, TN.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $79,900.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 2nd day of February, 1999, in Franklin, Tennessee.

Rebecca J. Lawson
NOTARY PUBLIC

My Commission Expires: _____

REBECCA J. LAWSON
MY COMMISSION # CC 736513
EXPIRES: April 23, 2002
Bonded Thru Notary Public Underwriters

99FEB-4 PM 3:40

051551

REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.

MAP REFERENCE

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

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CAMT	79900.00
CON TX	295.63
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	306.63
CHECK	306.63

02/04/99 01 15:40 0001 2095

0545514

RECORDING REFERENCE

99FEB-4 PM 3:40

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421420