WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 22,900.00

Herbert R. Troupe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Herbert R. Troupe (NAME)	Bank of America, N.A. (NAME)	MAP 81-08
834 Clay Street (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 7
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Tucker, Georgia 30084 (CITY) (STATE) (ZIP)	

FOR AND 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, Clara Elaine Wallace and Mary Claire Stone Douglass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert R. Troupe and wife, Lola Troupe

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 the rear part of Lots No. 23 and 24 in J. C. Owen's Buena Vista Plan of Small Lots of record in Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said rear parts of said lots 23 and 24 hereby conveyed begins at the southeasterly corner of said Lot No. 24 and on the northerly margin of Clay Street where it intersects an alley and runs thence northerly with the westerly margin of said alley 96 feet, more or less, to the southerly margin of Mason's lot; thence with the southerly margin of said lot, westerly 30 feet, more or less, to a stake; thence southerly along a line parallel to the westerly margin of said alley, 95 feet, more or less, to the nrotherly margin of Clay Street; thence with the northerly margin of Clay Street, easterly 30 feet, more or less, to the beginning.

Being the same property conveyed to Clara Elaine Wallace, subject to a life estate retained by Mary Claire Stone Douglass, by deed from Mary Claire Stone Douglass, a widow, of record in Book 8108, page 78, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters appearing on the plan of record in Book 57, page 26, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/08/01 09:01 2pgs
Fees:11.00 Taxes:84.73

20010108-0002029

unimproved ( )
This is improved (X) property, known as 834 Clay Street, Nashville, Tennessee 37208
(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 our hand s this 4th day of January, 2001

Clara Elaine Wallace by Candice Worsham atty w/fact
Clara Elaine Wallace by Candice Worsham, Attorney in Fact

Mary Claire Stone Douglass by Candice Worsham atty w/fact
Mary Claire Stone Douglass, by Candice Worsham, Attorney in Fact

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 Clara Elaine Wallace and Mary Claire Stone Douglass

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of January, 2001, before me personally appeared Candice Worsham, to me known to be the person who executed the foregoing instrument on behalf of Clara Elaine Wallace and Mary Claire Stone Douglass and acknowledged that she executed the same as the free act and deed of Clara Elaine Wallace and Mary Claire Stone Douglass.

Witness my hand and seal this 4 day of January, 2000.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

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NotaryPublic