BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2002. Notary Public MY COMMISSION EXPIRES: October 25, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/16/02 13:59 2pgs
Fees:13.00 Taxes:880.60
20020816-0099436

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. SMALLMAN, ET AL	**SAME**	**091-15-0 339.00**
(NAME) **4706 ELKINS AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, C. RUNCIE CLEMENTS, IV AND GEORGE CLEMENTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM E. NEWMAN AND WILLIAM H. SMALLMAN**, 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 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, 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 C. RUNCIE CLEMENTS AND GEORGE CLEMENTS, by deed from EVA JEAN WRATHER, A SINGLE PERSON, of record in Book 11305, page 56, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, page 103, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of either of the grantors herein.

C. Runcie Clements and C. Runcie Clements, IV are one and the same person.

See Limited Power of Attorney being recorded simultaneously herewith as Instrument No. 20020816 0099435 Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 4706 ELKINS AVENUE, NASHVILLE, TN 37209
(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 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 hands this 14th day of **AUGUST, 2002.**

C. Runcie Clements IV
C. RUNCIE CLEMENTS, IV

George Clements by C. Runcie Clements, II
Attorney in Fact for George Clements
GEORGE CLEMENTS
BY: C. RUNCIE CLEMENTS, IV
ATTORNEY IN FACT FOR GEORGE CLEMENTS

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 **C. RUNCIE CLEMENTS, IV**, the bargainor(s), 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 14th day of **August, 2002.**

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

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 **C. RUNCIE CLEMENTS, IV, ATTORNEY IN FACT FOR GEORGE CLEMENTS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **GEORGE CLEMENTS** and who acknowledged that he executed the same as the free act and deed of **GEORGE CLEMENTS.**

Witness my hand and official seal at Nashville , Tennessee this 14th day of August, 2002.

Commission expires: OCTOBER 25, 2003

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public