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6727

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

James Gary Clement
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 79

Notary Public

MY COMMISSION EXPIRES: 1-13-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES GARY CLEMENT et ux (NAME)	SAME (NAME)	145-7-37
5175 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FH-810
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JERRY R. MCCOIN and wife, MARY ANN MCCOIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES GARY CLEMENT and wife, CECELIA ALLENE CLEMENT

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 Lot No. 2 of the Subdivision of Anderson Heights, located in the 7th Civil District of said County, according to a survey made by James L. Murphy, Jr., and Company, of record in Book 4175, page 51, Register's Office for said County, described as follows:

Beginning at an existing iron pin in the westerly right of way of Granny White Pike (as widened) also being the northeast corner of the D.S. Carter property as recorded in Book 1088, page 78, and the southeast corner of the herein described tract; thence running with said D.S. Carter's northerly line North 72° 50' west 386.89 feet to a point; thence north 17° 53' 41" East 154.73 feet to the center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows: South 88° 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point; thence south 69° 04' 34" East 19.66 feet to the intersection of said common use drive and the western right of way of Granny White Pike (as widened); thence running along said western right of way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Jerry R. McCoin and wife, Mary Ann McCoin by deed from John R. Kirk, III and wife, Rita L. Kirk of record in Book 4895, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for a water main granted by Jesse Overton, et al, to Winston Baird, of record in Book 465, page 179; to an easement for a water main granted by Evaline Overton, et al, to Winston Baird, of record in Book 460, page 170; to an easement for roadways granted by John Overton and wife to Martha N. Noel, of record in Book 723,****

This is improved (X) property, known as 5175 Granny White Pike, Nashville, Tennessee 37220
(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 17th day of April, 19 79

Jerry R. McCoin
JERRY R. MCCOIN

Mary Ann McCoin
MARY ANN MCCOIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY R. MCCOIN and wife, MARY ANN MCCOIN

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April 1979

Commission expires 1-19-81

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JERRY R. MCCOIN and wife,
MARY ANN MCCOIN

TO
JAMES GARY CLEMENT and wife,
CECELIA ALLENE CLEMENT

F 24694

IDENTIF. REFERENCE

APR 18 10 11 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

***page 610; to rights and obligations with respect to maintenance of a private driveway, of record in Book 4377, page 921; and is subject to the limitations shown on the Plan of record in Book 4175, page 51, all of which are of record in the Register's Office for Davidson County, Tennessee.

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	$1000.00-	CO
	236.60	CO TX
	.50	PRFEE
	4.00	WDEED
	CHECK	241.10-
6727A04/18/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 246 94

IDENTIFICATION

APR 18 10 11 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 678049