WARRANTY DEED

BOOK 5697 PAGE 574

This instrument was prepared by Frank M. Newman, Atty, Donelson, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Elizabeth W. Hibbett	same	Map 147-5
(NAME:)	(NAME:)	
2904 Mavert Drive		Par 237
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

01/06 126.10 CHECK

WHEREAS, VIRGINIA W. HUTCHESON died intestate in Davidson County, Tennessee on the 18th day of October, 1980, survived by her sister, Elizabeth W. Hibbett and her niece, Martha Ann McClendon; and

WHEREAS, in order to effect a division of property owned by the said Elizabeth W. Hibbett between the parties;

NOW, therefore, for and in consideration of the sum of One and---00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration of the agreement mentioned hereinabove, I, MARTHA ANN McCLENDON, have bargained and sold, and by these presents do transfer and convey unto Elizabeth W. Hibbett, her heirs and assigns, all of my right title and interest, being a one-half undivided interest, in and to 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. 229 on the Plan of Caldwell Country Estates, Section 4, as of record in Book 2854, page 101, in the Register's Office for said County.
>
> Said Lot No. 229 fronts 90 feet on the southerly side of Blackman Road and extends back 170.3 feet on the westerly line and 170.1 feet on the easterly line, to a dead line, measuring 87.41 feet thereon.
>
> Being the same property conveyed to Virginia W. Hutcheson by deed from John Kenneth Haralson and wife, Peggy Haralson, as of record in Book 4111, page 46, in the Register's Office for Davidson County, Tennessee, passing by inheritance to the grantors herein.
>
> Cliff A. McClendon, husband of Martha Ann McClendon, hereby joins in this deed for the purpose of conveying whatever interest he may have in said property.

This is improved property, known as 301 Blackman Road, Nashville, TN 37211.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth W. Hibbett, her heirs and assigns, forever.

And I do covenant with the said Elizabeth W. Hibbett that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Martha Ann McClendon, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Elizabeth W. Hibbett, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20 day of December, 1980.

Cliff A. McClendon

Martha Ann McClendon

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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 Martha Ann McClendon and her husband, Cliff A. McClendon, the bargainors, 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 BRENTWOOD, TN, this 30 day of December, 1980.

David W Rider Notary Public

Commission Expires: 9-21-83

DAVID W. RIDER NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant Jan Thurlow

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 81

NOTARY PUBLIC Graham McCormon

MY COMMISSION EXPIRES October 12, 1982

DAVID F. FRANKLIN HERMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 24351

RUSH

IDENTIF. REFERENCE

JAN 6 11 05 AM '81

FELIX Z. HILSTON REGISTER DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 126.10-	
3533A01/06/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32435 1

IDENTIF. REFERENCE

JAN 6 11 05 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 800682