BOOK 5828 PAGE 261

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-15-235	Ms. Gwinn Jones	Noel Palmer Mortgage Co. 360 Deaderick Street Nashville, TN. 37219
FIELD BOOK NUMBER(S) 5DU-53589	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 205 Clipper Court	LOAN OR ACCOUNT NO. 093762
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note dated July 11, 1981, in the original principal sum of $38,550.00, payable to Tennessee Housing and Development Agency, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Philip H. Doyle and wife, Dianne L. Doyle to J. G. Palmer, Trustee,as of record in Book 5624, page 50,

BERNICE CLEMENTS and husband, BILLY A. CLEMENTS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GWINN JONES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 41 on the Plan of Section 6, Apache Hills, as of record in Book 5200, page 173.

Said Lot No. 41 fronts 74.0 feet on the northwesterly margin of Clipper Court and extends back 102.33 feet on the northeasterly line and 115.0 feet on the southwesterly line, to a dead line in the rear measuring 75.08 feet thereon.

Being the same property conveyed to Bernice Clements, by deed from Philip H. Doyle and wife, Dianne L. Doyle, as of record in Book 5807, page 576.

This conveyance is made subject to restrictions of record in Book 5449, page 535.

Billy A. Clements, husband of Bernice Clements joins in this instrument for the purpose of conveying any and all right, title and interest he may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and 1981 taxes, which Grantee assumes and agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of November, 1981.

Billy A. Clements

Bernice Clements

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernice Clements, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of November, 19 81.

Wynelle Boaston
Notary Public

My commission expires:
My Commission Expires Jan. 22, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Billy A. Clements, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of November, 19 81.

Wynelle Boaston
Notary Public

My commission expires:
My Commission Expires Jan. 22, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 45,714.69

Gwen Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF December 19 81

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

G. 7 1 1 7. 1

IDENTIF. REFERENCE

DEC 7 3 34 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED

FROM

BERNICE CLEMENTS AND HUSBAND

TO

GWINN JONES

12/07 125 jc 1872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public

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
			45714.69- CO	
			118.02 CO TX	
			.80 PRFEE	
			6.00 WDEED	
			CHECK 125.32-	
1872A	12/07/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 1 1 7 1 [illegible]

IDENTIF. REFERENCE

DEC 7 3 35 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 856843