874993

894 01/12 162.50- CHECK

WARRANTY DEED

BOOK 5840 PAGE 89

RUSH

IDENTIF. REFERENCE

JAN 12 12 54 PM '82

FELIX E. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Leighton D. Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 19 82.

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS 135 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEIGHTON GRADY BUSH et al (NAME)	-SAME- (NAME)	Map 96-5
131 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 98
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	03DZ-57235

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~~ I, JENNIE CAMPBELL McCLENDON, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEIGHTON GRADY BUSH and JEFFREY G. CASTLEMAN

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 the Third, formerly the Second, Civil District of Davidson County, Tennessee described as follows:

Beginning at a stone in the southeast corner of the Masonic Property; thence West 166 feet with the Masonic line to a stone in the center of the road leading from McWhirtersville to Donelson Station (now known as Donelson Pike); thence South with the center of said road 134 feet 3 inches to a point in the said road; thence East 166 feet parallel with the Masonic Property's South line to a point; thence North 134 feet and 3 inches to the beginning.

Being the same property conveyd to Jennie Campbell McClendon and husband, D. G. McClendon by deed dated July 1, 1941, from The Commerce Union Bank and Charles F. Lovell, as Executors of the Estate of George T. Finegan, as of record in Book 1191, page 252, Register's Office for Davidson County, Tennessee; the said D. G. McClendon having since died.

Included in the above description but expressly excluded from this conveyance is that certain parcel or tract of land previously conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, more particularly described as follows:

Beginning at the northwest corner of the McClendon Land; thence running South 87 deg. 22 min. East 2.39 feet to a point on the new relocated East margin of Donelson Pike; thence South 2 deg. 29 min. West 33.0 feet along the new relocated East margin

This is improved (X) unimproved ( ) property, known as 131 Donelson Pike, Nashville, Tennessee 37214
(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 my hand this 11th day of January, 19 82

x Jennie Campbell McClendon
Jennie Campbell McClendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5840 PAGE 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNIE CAMPBELL McCLENDON

the bargainor, 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 11 day of January, 1982

Notary Public

Commission Expires 4-21-85

STATE OF
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 purpose 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

of Donelson Pike to the beginning point of a curve to the East; thence Southeasterly 101.3 feet along said curve along the new relocated East margin of Donelson Pike to a point on the McClendon's South property line; thence North 37 deg. 22 min. West 3.39 feet along McClendon's South property line to a point on the present East margin of Donelson Pike; thence Northerly 134.3 feet along the present East margin of Donelson Pike to the point of beginning, and containing 290 square feet, more or less.

Being the same property conveyed by the Grantor herein to the said Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 4095, page 888, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all existing restrictions and easements of record, or which a visual inspection of the property would reveal.

Taxes for the year 1982 have been settled between the parties and are assumed by the Grantees herein.

WARRANTY DEED

FROM

JENNIE CAMPBELL McCLENDON

TO

LEIGHTON GRADY BUSH and

JEFFREY G. CASTLEMAN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5840 PAGE 91

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
			60[illegible].00- CO	
			150.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 162.50-	
6694A01/12/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G74993

IDENTIF. REFERENCE

JAN 12 12 54 PM '82

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

No. 861649