BOOK 5926 PAGE 526

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

Chester D. Clemmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 82

Notary Public

MY COMMISSION EXPIRES: 4-12-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 20th Floor, 1st American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester D. Clemmons, et ux (NAME)	SAME (NAME)	Map 91-7
4908 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 177
Nashville, Tennessee-37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12W-15890

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, ADDIE LEE SANDERS and husband BILLY R. SANDERS and ANNIE LOU FOSTER, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHESTER D. CLEMMONS and wife, LINDA CLEMMONS

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 described as follows:

BEING the west 20 feet of Lot No. 811, all of Lot No. 813, and the east 15 feet of Lot No. 815 of Block 141, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lot and parts of said lots adjoin and front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Annie Lou Foster and Addie Lee Sanders by Substitute Trustees Deed from Phillip E. Kirk, Successor Trustee, of record in Book 5898, page 451, Register's Office for Davidson County, Tennessee.

The said Billy R. Sanders, husband of Addie Lee Sanders joins in this conveyance for the purpose of conveying any right, title and interest that he may have in subject property.

This is ( ) unimproved (X) improved property, known as 4908 Kentucky Avenue, Nashville, Tennessee - 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 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 18th day of August, 19 82

Addie Lee Sanders

Billy R. Sanders

Annie Lou Foster

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Addie Lee Sanders and husband Billy R. Sanders and Annie Lou Foster

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 18th day of August 19 82

Commission expires 4-17-85

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

H048647

WARRANTY DEED

FROM

ADDIE LEE SANDERS, et vir

ANNIE LOU FOSTER

TO

CHESTER D. CLEMMONS

IDENTIF. REFERENCE

Aug 19 9 13 AM '82

FILED, RECORDED & REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF _____ BOOK 5926 PAGE 528

FOR _____

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

9000.00- CO
23.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 29.90-
4300A06/15/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 4 8 6 4

IDENTIF. T REFERENCE

Aug 19 9 13 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 897626